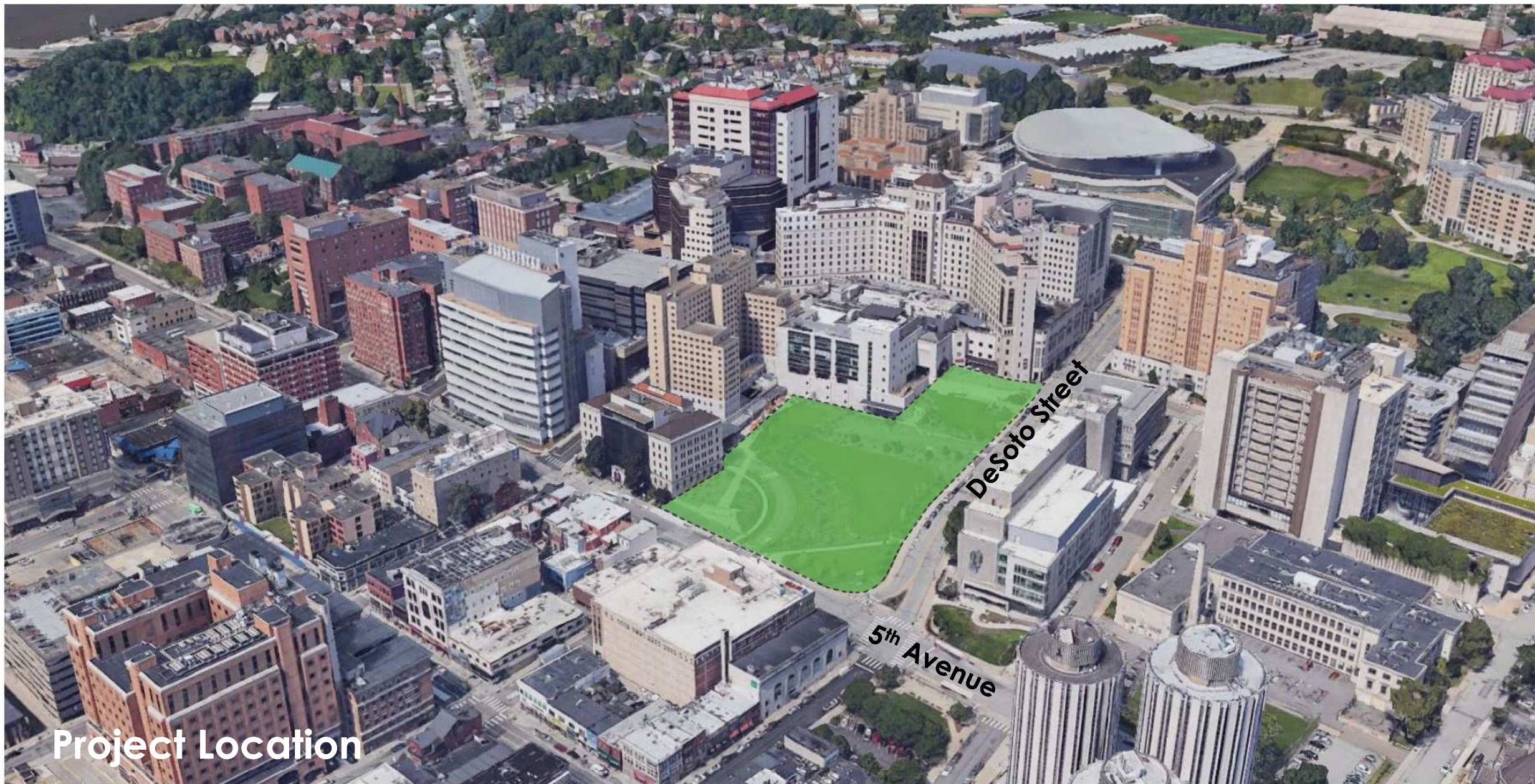


Plan Commission Briefing / Hearing

UPMC Presbyterian

March 8, 2022



Project Location

3701 Fifth Ave

Project Location/Scope

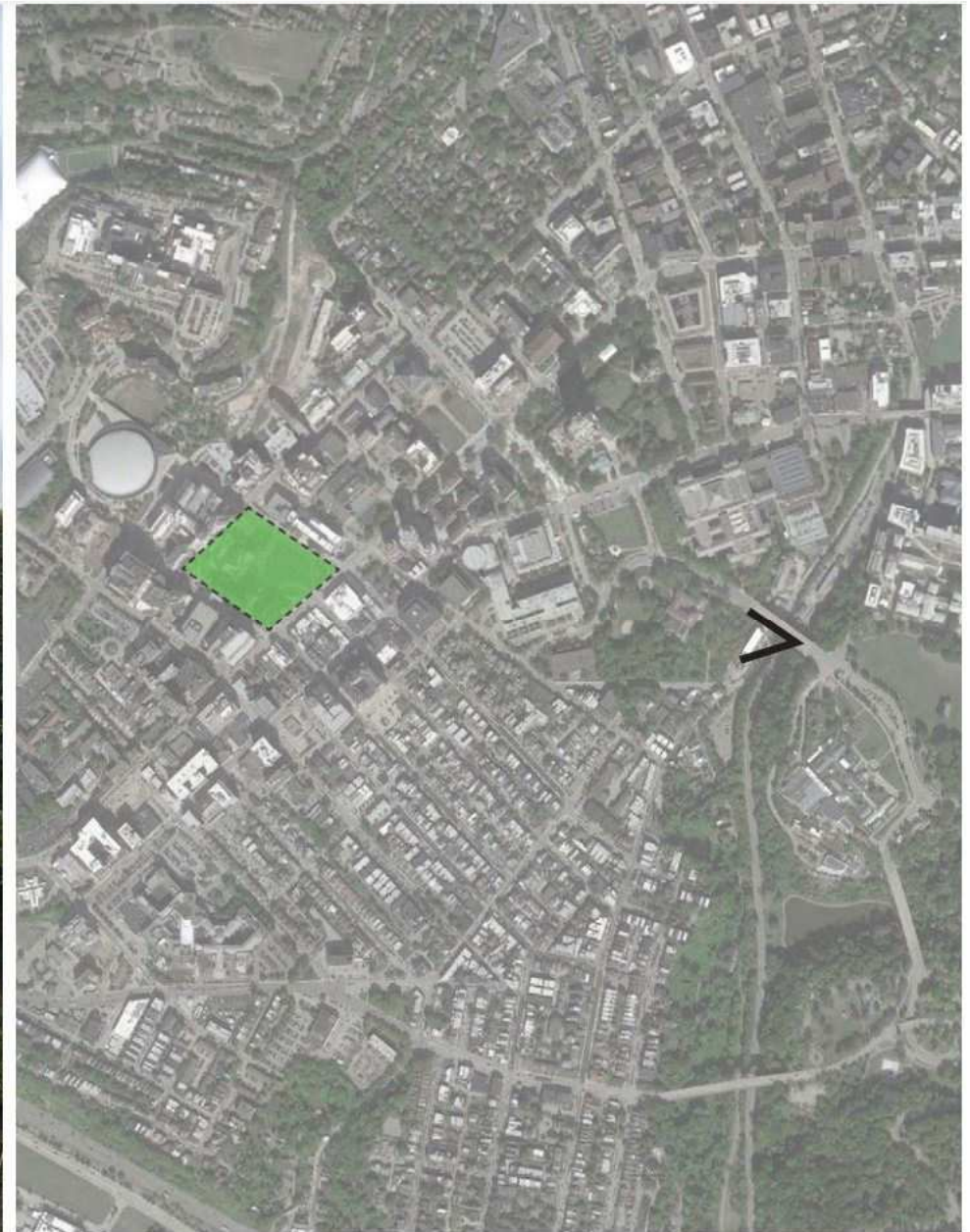
Corner of 5th and DeSoto

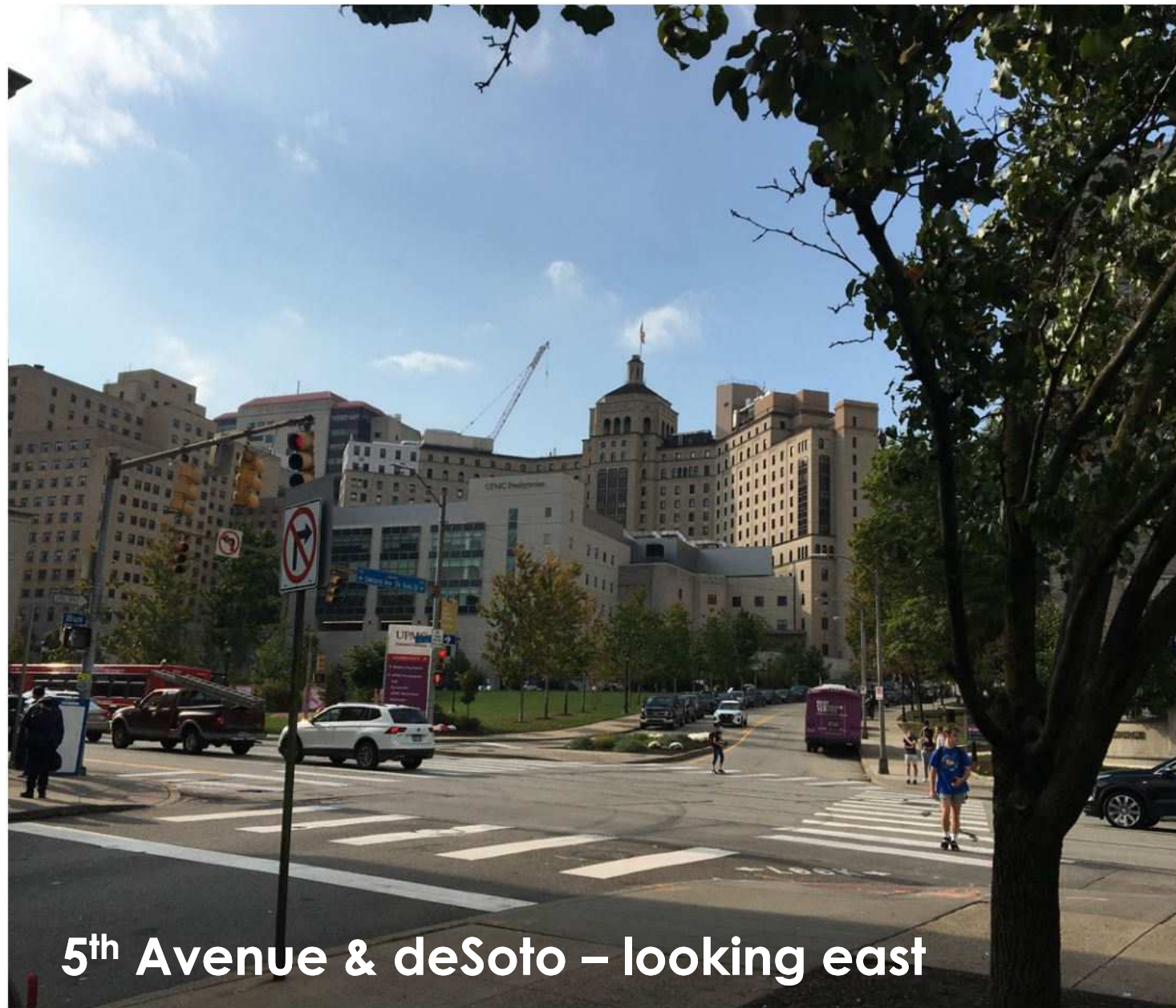
- 636 Private Beds
- Project Square Footage
 - Hospital – 871,462 SF
 - Retail / Restaurant – 4,818 SF
 - Parking – 201,095 SF
 - 450 Cars
- ED and Ambulance drives to remain in place





View from Schenley Park





5th Avenue & deSoto – looking east





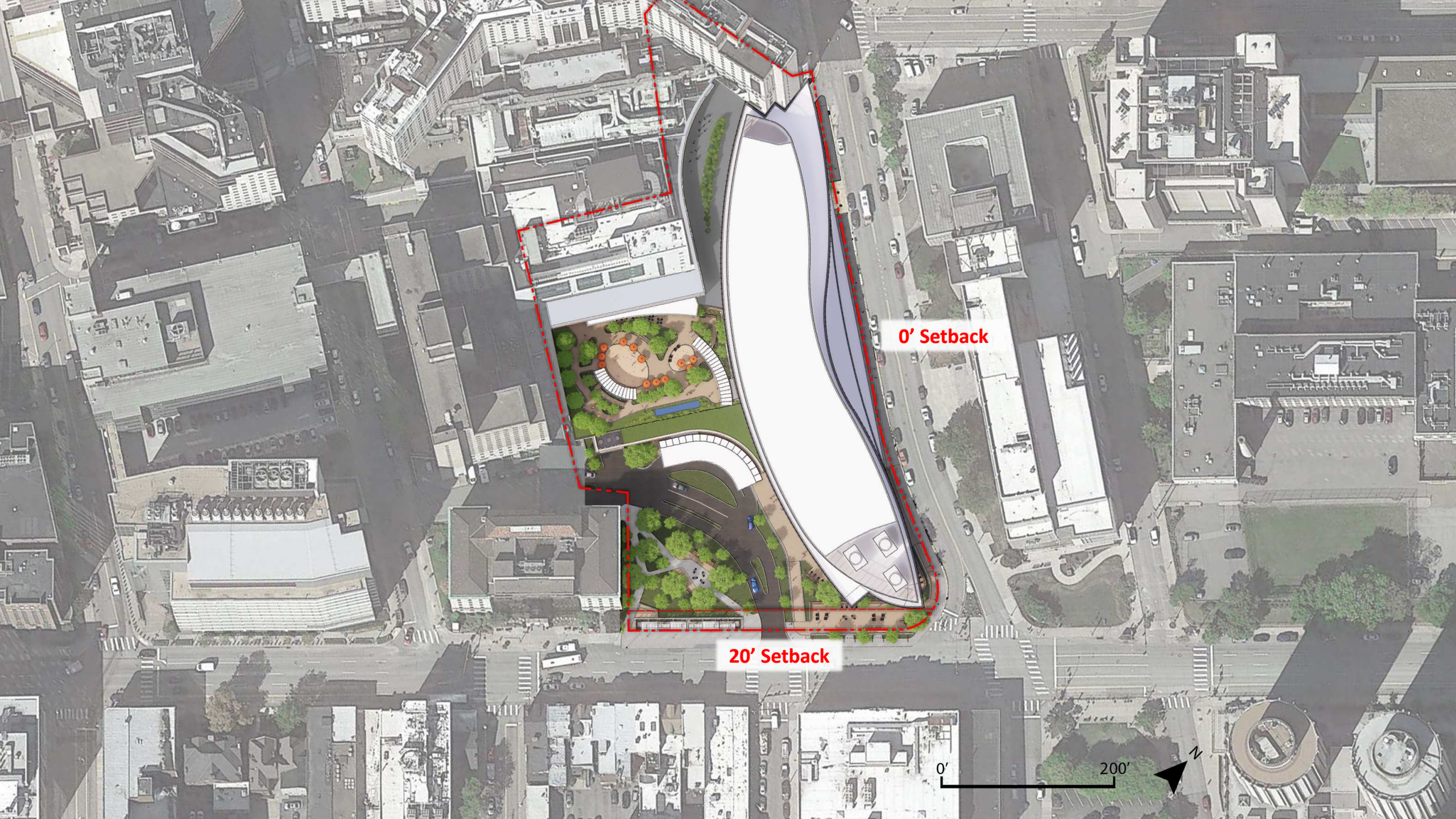
deSoto Street – looking east





5th Avenue – looking north-east





0' Setback

20' Setback

0' 200'





LOTROP STREET

DESOTO STREET

FIFTH AVENUE



LOTHROP STREET

Falk Entry

Main Entry

Parking

Lifestyle
Village Entry

Inpatient
Falk

DESOTO STREET

FIFTH AVENUE



Parking

ED Entry

North Entry

Falk Entry

Main Entry

Parking

Lifestyle
Village Entry

LOTHROP STREET

DESOTO STREET

FIFTH AVENUE



OP (Neuro, Imaging, Surgery, GI, HVI)
Emergency
Specialty Inpatient



Inpatient
Falk

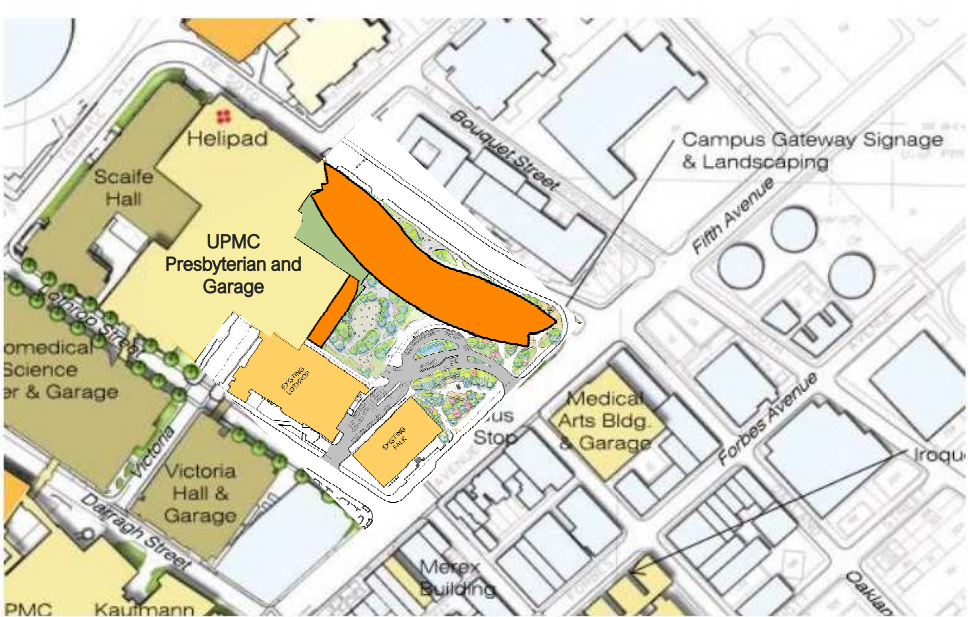


View from Schenley Park

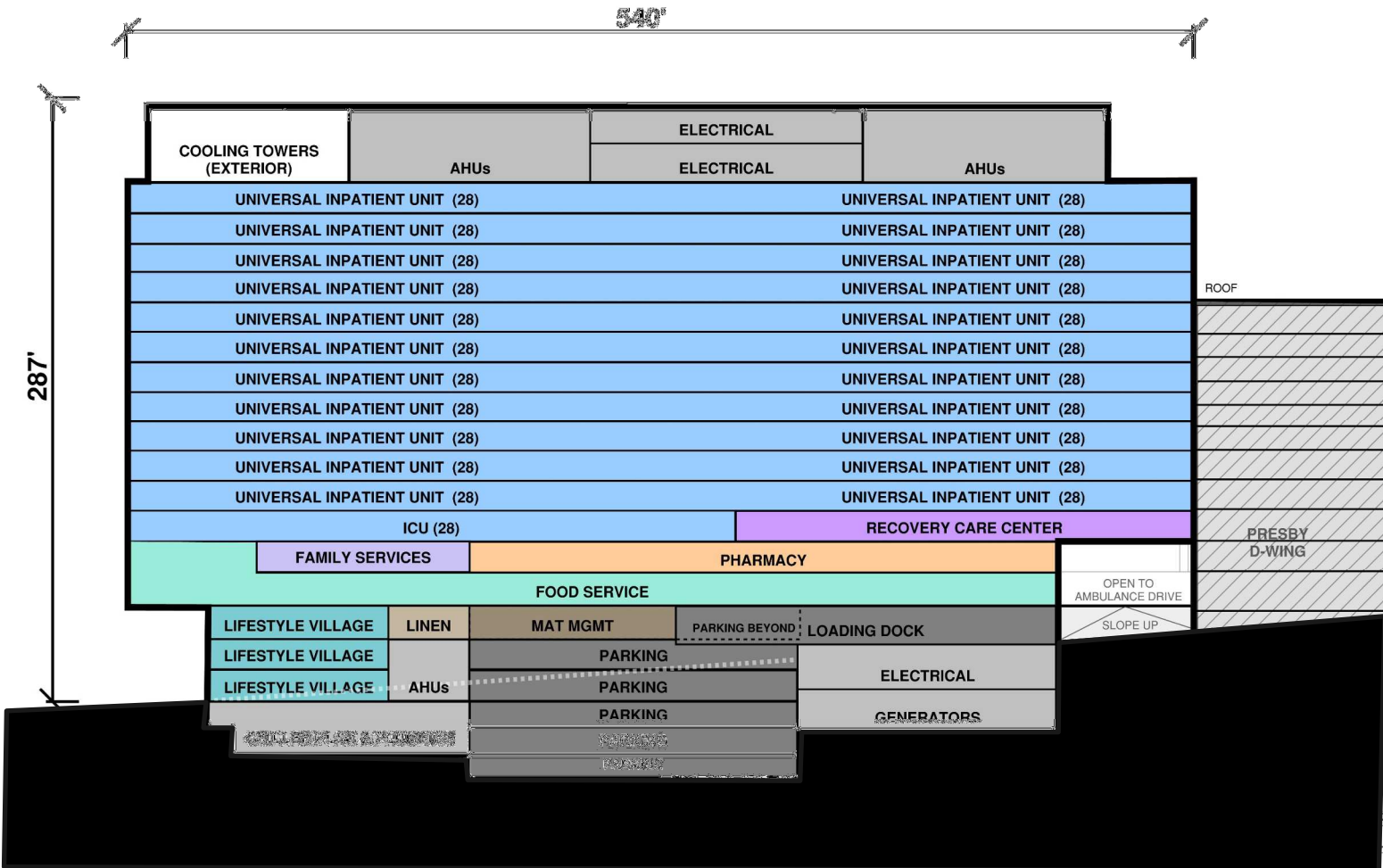


IMP Alignment

UPMC Presbyterian – Institutional Master Plan



	2014 IMP	Concept Design
Adjacent EMI Boundaries	Desoto & Fith Avenue	Desoto & Fith Avenue
Adjacent Zones	UP EMI, OPR-C	UP EMI, OPR-C
Building Program	Inpatient beds, diagnostic & treatment, outpatient care	Inpatient beds, diagnostic & treatment, outpatient care
Parking Spaces (#)	450	450
Maximum Floor Area (SF)	900,000	NTE 900,000
Maximum Height (Feet)	300 above Fifth Avenue	Not to Exceed 300
Maximum Height (Stories)	17	Not to Exceed 17
Setback @ Lothrop (feet)	0	0
Setback @ Desoto (feet)	0	0
Setback @ Fifth (feet)	20	Minimum 20
New Helipad	No	No
New Vehicular Access	From Fifth and Desoto	From Fifth and Desoto
Impervious Surface Coverage	89%	Not to Exceed 89%





Exterior Design & Materials



5th Avenue Address





South Tower Façade



DeSoto Street



Entry Court



Night Lighting

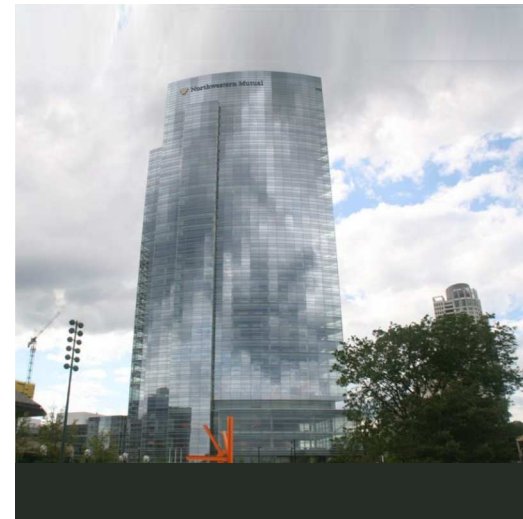


Night Lighting DeSoto Street Level Experience



Exterior Building Materials

GLASS TOWER EXPERIENCE



**METAL
PANEL**



GLASS



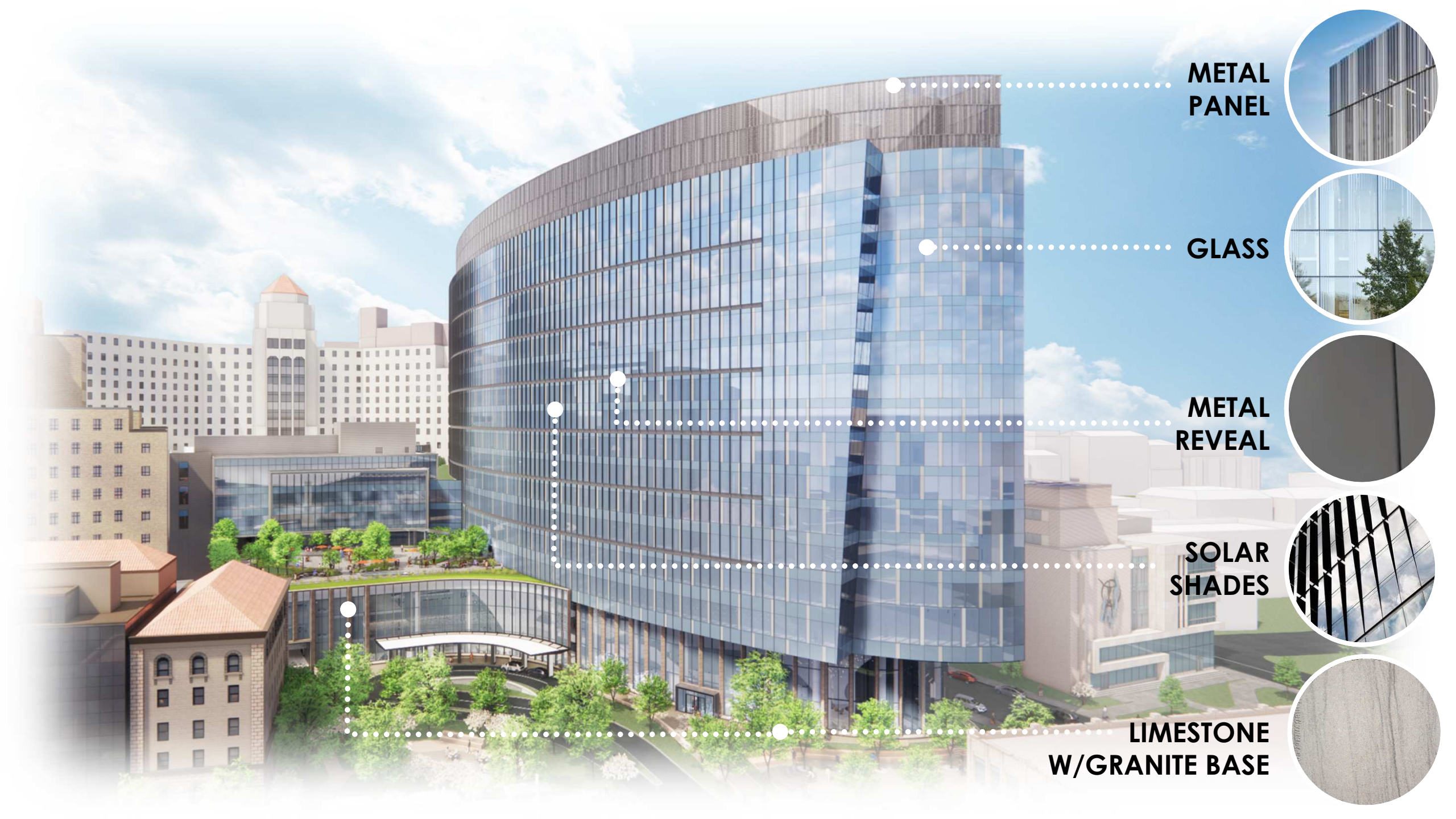
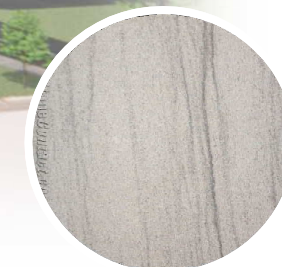
**METAL
REVEAL**

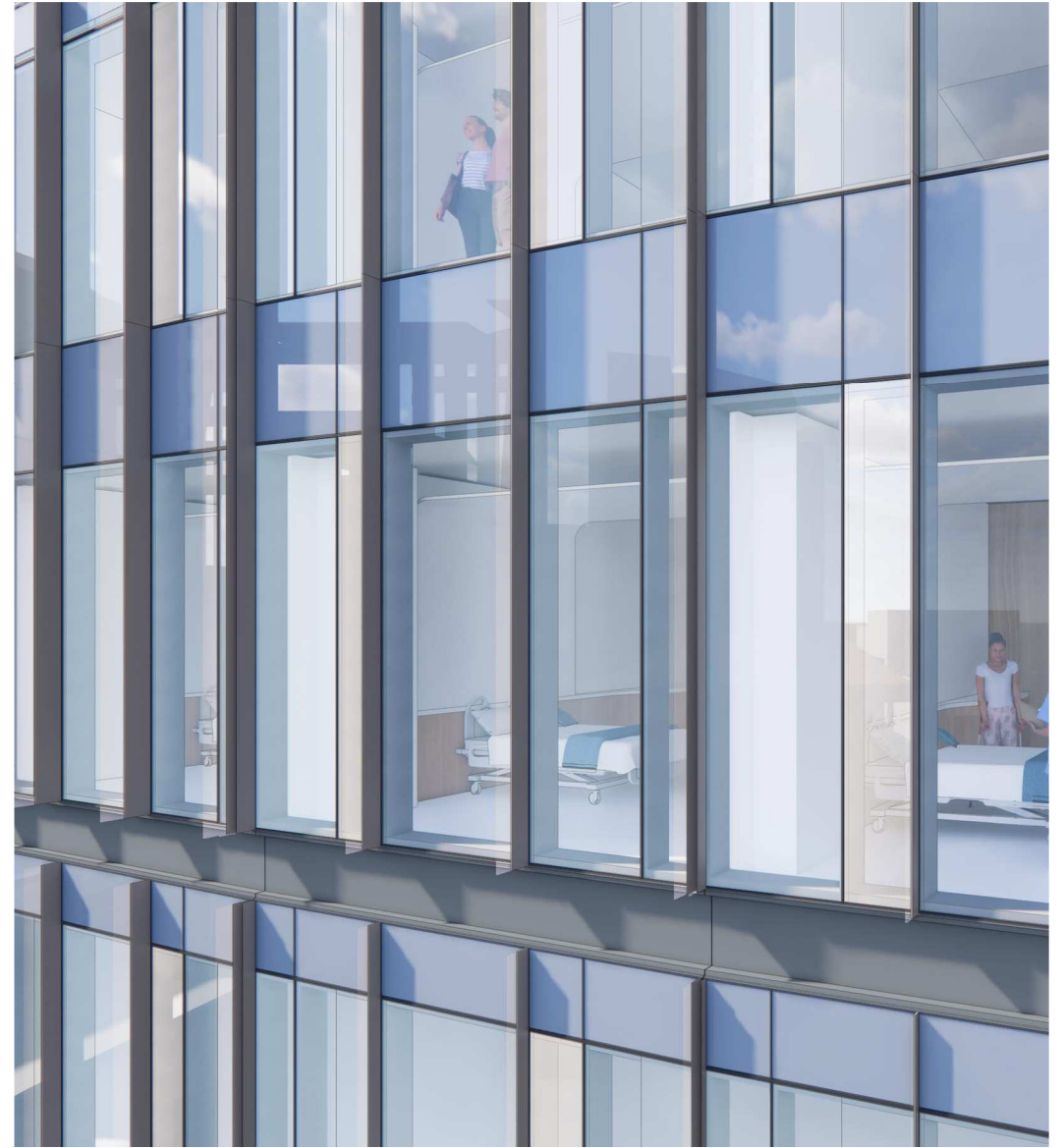


**SOLAR
SHADES**

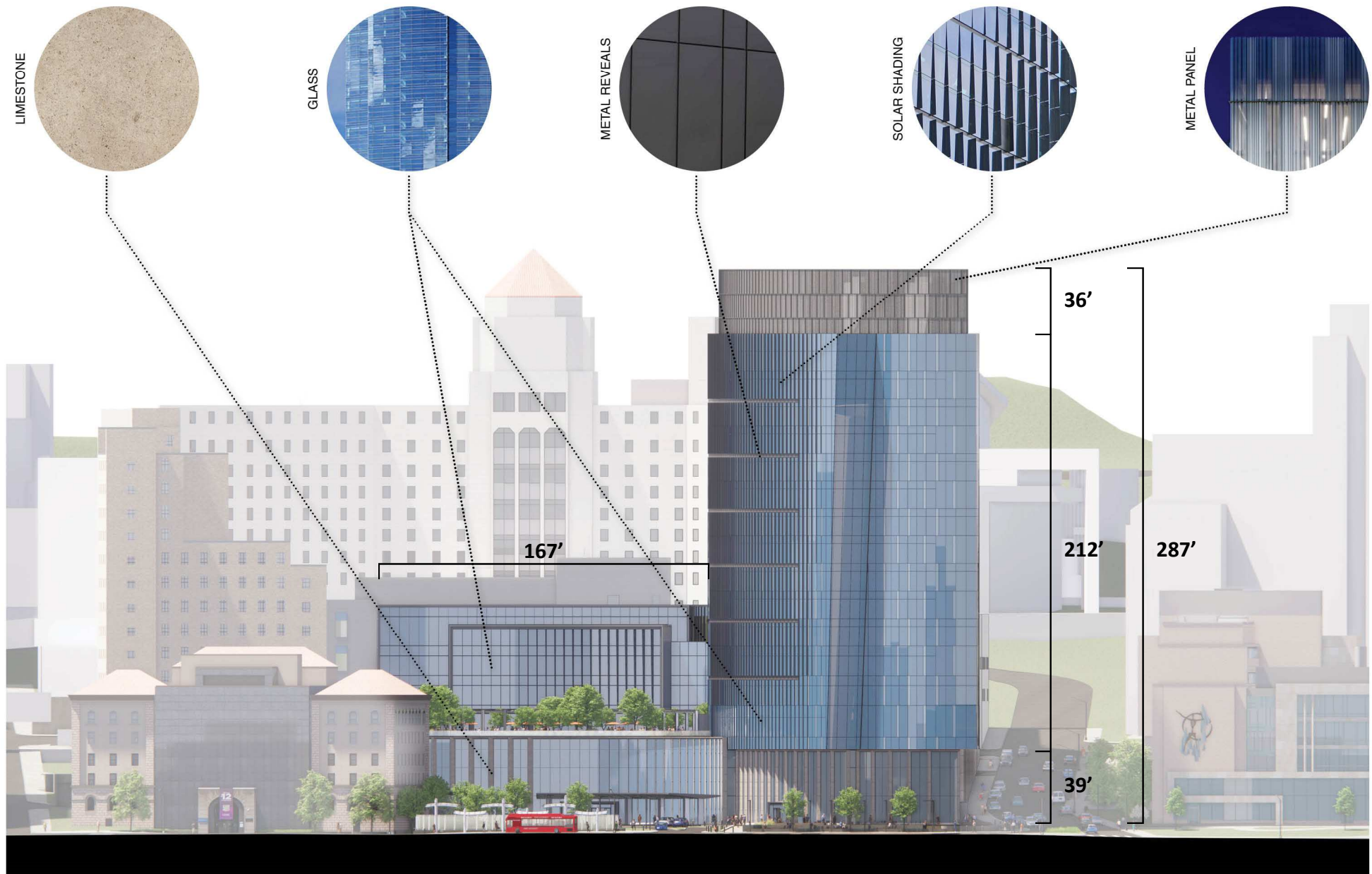


**LIMESTONE
W/GRANITE BASE**

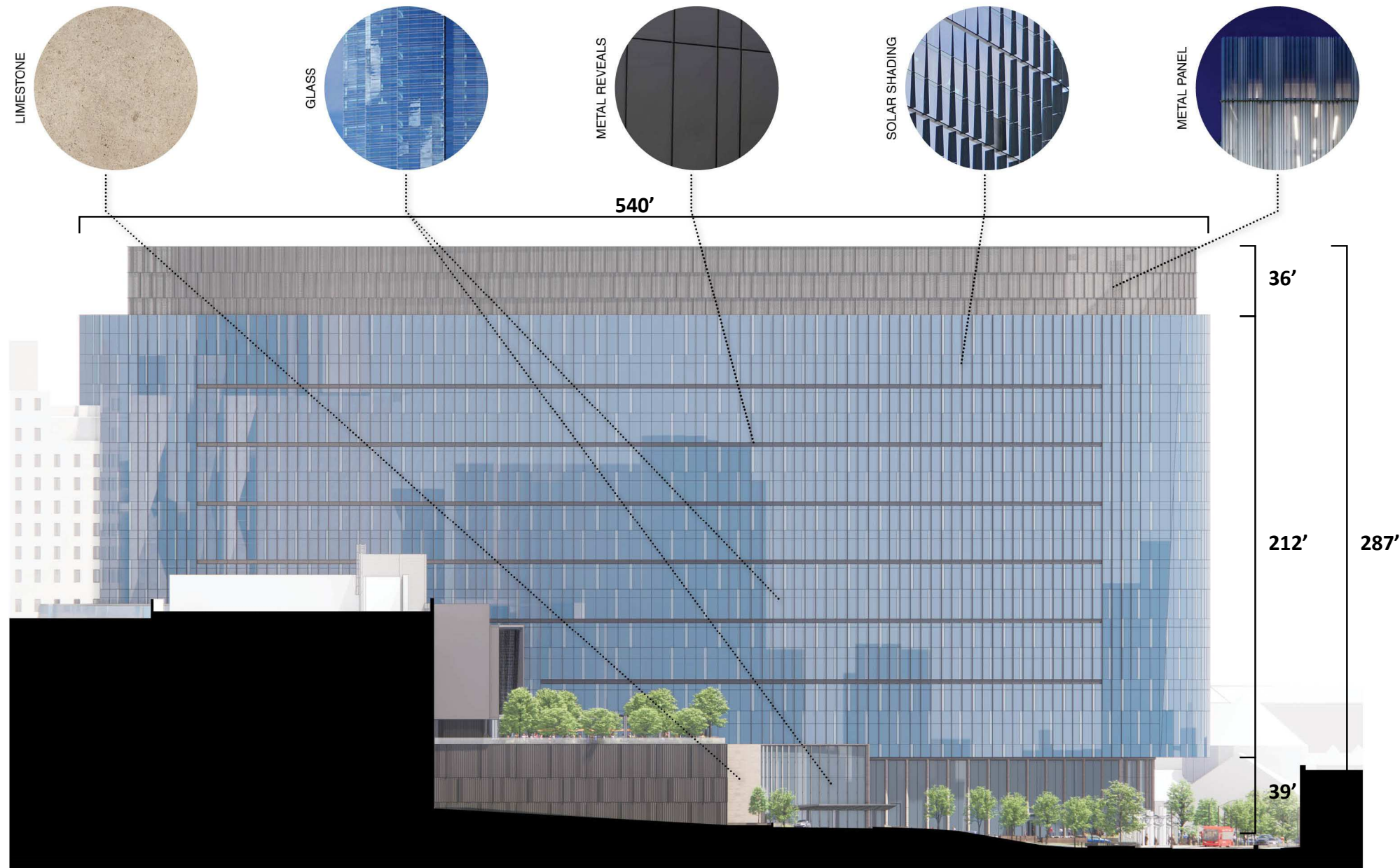




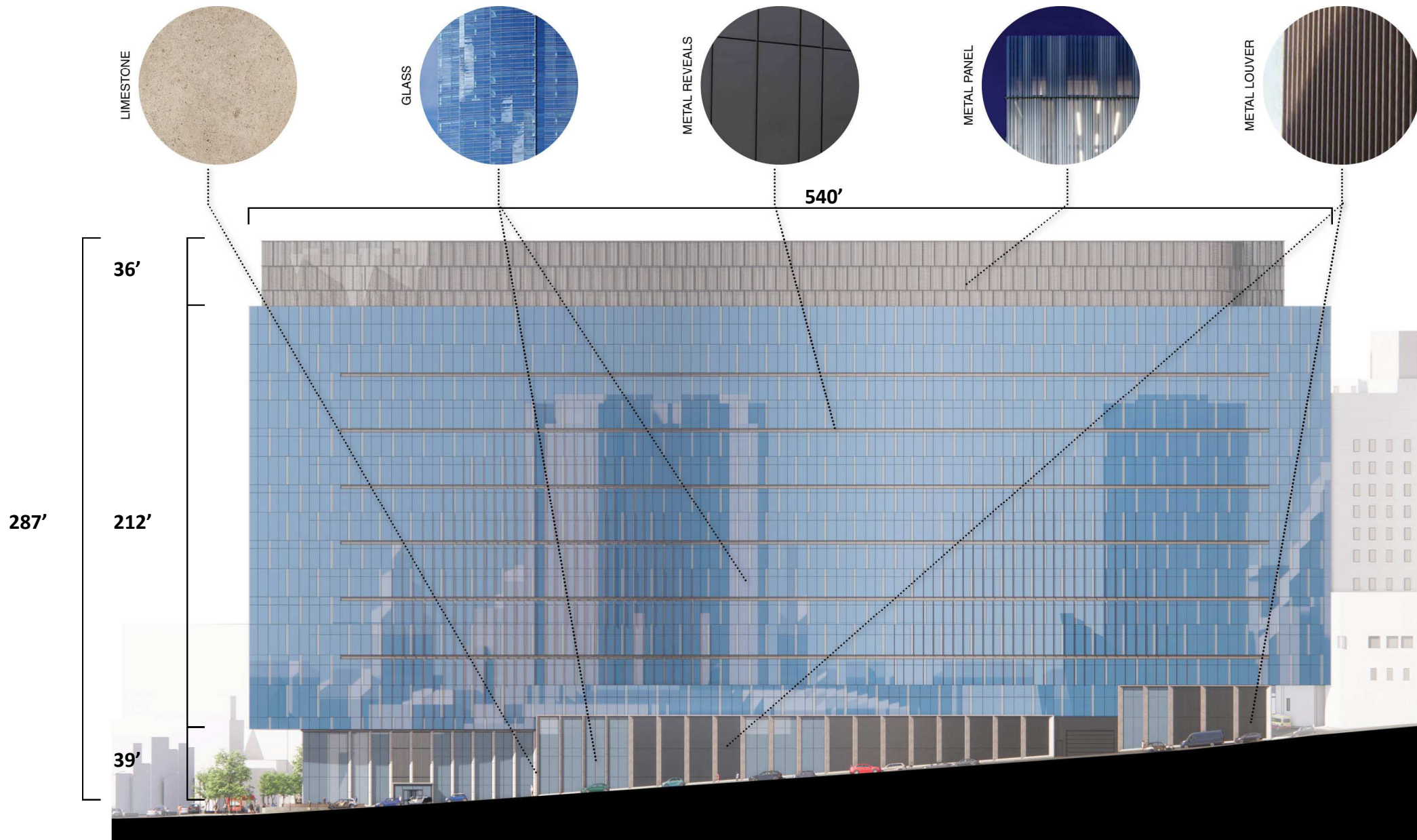
Materials & Textures – details of Base and Tower



East Exterior Elevation – 5th Avenue



South Exterior Elevation – 5th Avenue



North Exterior Elevation – 5th Avenue



Landscape Design & Site Accessibility

LANDSCAPE PLAN

- Introduce significant new tree canopy
- Include native plant species that support local pollinators and fauna
- Capture significant storm water on site



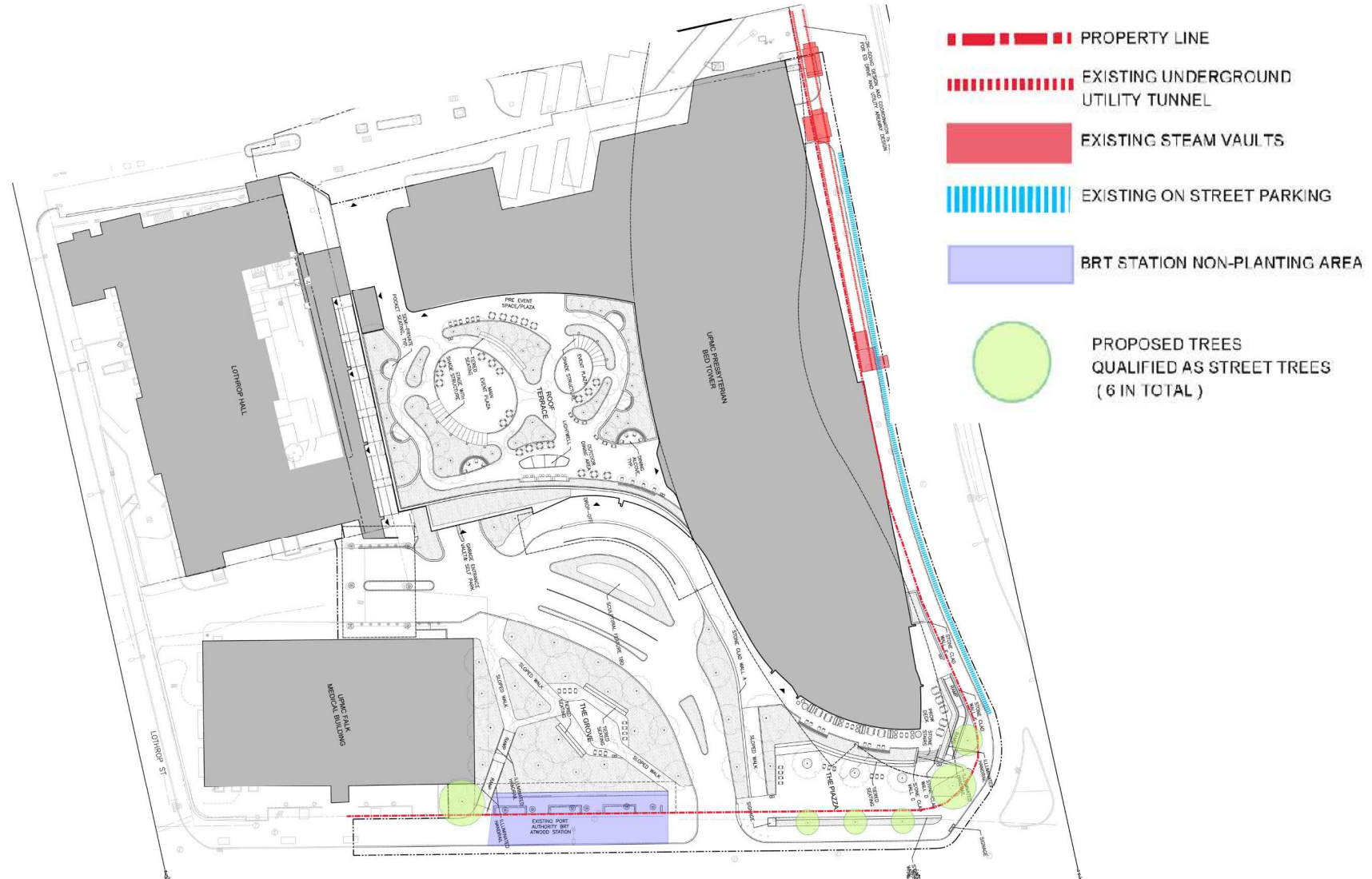
EXISTING TREE CANOPY

- Existing tree canopy coverage 6,237 sq.ft.
- Majority of the trees on site are under 3" caliper



STREET TREE PLANTING – SITE CONSTRAINTS

- Existing steam vaults and utility tunnel on De Soto Street
- Existing on street parking on De Soto Street
- Zero lot line on De Soto Street side (IMP)
- BRT station clearance and sight line requirements



PROPOSED TREE CANOPY

- Roof terrace x 30 trees proposed
- Entry Level x 37 trees proposed
- Proposed tree canopy coverage at installation – 15, 296 sqft



PRELIMINARY PLANTING PALETTE – TREES AND SHRUBS – ENTRY LEVEL

CANOPY TREES



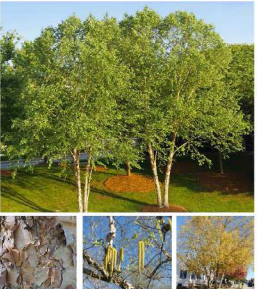
AMERICAN HOPHORNBEAM
Fraxinus viridis
DECIDUOUS
HEIGHT: 20-30 ft.
SPREAD: 15-20 ft.
BLOOM: APRIL TO MAY, WHITE FLOWERS
INTERESTS: RED FALL, COLORS, AND RED FRUIT
HABITAT CONTRIBUTION: ATTRACTS BUTTERFLIES, SMALL MAMMALS, BIRDS



AMERICAN DREAM OAK
Quercus laevis
DECIDUOUS
HEIGHT: 20-30 ft.
SPREAD: 15-20 ft.
BLOOM: APRIL TO MAY, WHITE FLOWERS
INTERESTS: RED FALL, COLORS, AND RED FRUIT
HABITAT CONTRIBUTION: ATTRACTS BUTTERFLIES, SMALL MAMMALS, BIRDS



RED SUNSET MAPLE
Acer rubrum 'Red Sunset'
DECIDUOUS
HEIGHT: 20-30 ft.
SPREAD: 15-20 ft.
BLOOM: APRIL TO MAY, WHITE FLOWERS
INTERESTS: RED FALL, COLORS, AND RED FRUIT
HABITAT CONTRIBUTION: ATTRACTS BUTTERFLIES, SMALL MAMMALS, BIRDS



DURA HEAT RIVER BIRCH
Betula nigra 'Dura'
DECIDUOUS
HEIGHT: 20-30 ft.
SPREAD: 15-20 ft.
BLOOM: APRIL TO MAY, WHITE FLOWERS
INTERESTS: RED FALL, COLORS, AND RED FRUIT
HABITAT CONTRIBUTION: ATTRACTS BUTTERFLIES, SMALL MAMMALS, BIRDS



AMERICAN HOLLY
Ilex opaca
EVERGREEN
HEIGHT: 20-30 ft.
SPREAD: 15-20 ft.
BLOOM: APRIL TO MAY, WHITE FLOWERS
INTERESTS: RED FALL, COLORS, AND RED FRUIT
HABITAT CONTRIBUTION: ATTRACTS BUTTERFLIES, SMALL MAMMALS, BIRDS



EASTERN WHITE PINE
Pinus strobus
EVERGREEN
HEIGHT: 20-30 ft.
SPREAD: 15-20 ft.
BLOOM: APRIL TO MAY, WHITE FLOWERS
INTERESTS: RED FALL, COLORS, AND RED FRUIT
HABITAT CONTRIBUTION: ATTRACTS BUTTERFLIES, SMALL MAMMALS, BIRDS



AUTUMN BRILLIANCE SERVICEBERRY
Amelanchier x grandiflora 'Autumn Brilliance'
DECIDUOUS
HEIGHT: 20-30 ft.
SPREAD: 15-20 ft.
BLOOM: APRIL TO MAY, WHITE FLOWERS
INTERESTS: RED FALL, COLORS, AND RED FRUIT
HABITAT CONTRIBUTION: ATTRACTS BUTTERFLIES, SMALL MAMMALS, BIRDS



JELENA WITCH HAZEL
Hamamelis x intermedia 'Jelena'
DECIDUOUS
HEIGHT: 20-30 ft.
SPREAD: 15-20 ft.
BLOOM: APRIL TO MAY, WHITE FLOWERS
INTERESTS: RED FALL, COLORS, AND RED FRUIT
HABITAT CONTRIBUTION: ATTRACTS BUTTERFLIES, SMALL MAMMALS, BIRDS

UNDERSTORY TREES



HYPERION RUTGERS DOGWOOD
Cornus x rutgersensis 'X1111-1'
DECIDUOUS
HEIGHT: 15-20 ft.
SPREAD: 15-20 ft.
BLOOM: APRIL TO MAY, WHITE FLOWERS
INTERESTS: RED FALL, COLORS, AND RED FRUIT
HABITAT CONTRIBUTION: ATTRACTS BUTTERFLIES, SMALL MAMMALS, BIRDS



WHITE FRINGETREE
Chionanthus virginicus
DECIDUOUS
HEIGHT: 12-20 ft.
SPREAD: 15-20 ft.
BLOOM: APRIL TO MAY, FRAGRANT WHITE FLOWERS
INTERESTS: RED FALL, COLORS, AND RED FRUIT
HABITAT CONTRIBUTION: ATTRACTS BUTTERFLIES, SMALL MAMMALS, BIRDS

SHRUBS



DWARF EASTERN WHITE PINE
Pinus strobus 'Nana'
EVERGREEN
HEIGHT: 2-7 ft.
SPREAD: 2-10 ft.
BLOOM: APRIL TO MAY, WHITE FLOWERS
INTERESTS: RED FALL, COLORS, AND RED FRUIT
HABITAT CONTRIBUTION: ATTRACTS BUTTERFLIES, SMALL MAMMALS, BIRDS



JIM DANDY WINTERBERRY
Ilex verticillata 'Jim Dandy'
DECIDUOUS
HEIGHT: 6-10 ft. SPREAD: 6-10 ft.
BLOOM: (MALE) INCONSPICUOUS SPRING FLOWERS
HABITAT CONTRIBUTION: ATTRACTS POLLINATORS



RED SPRITE WINTERBERRY
Ilex verticillata 'Red Sprite'
DECIDUOUS
HEIGHT: 2-7 ft. SPREAD: 3-5 ft.
BLOOM: (FEMALE) INCONSPICUOUS SPRING FLOWERS
HABITAT CONTRIBUTION: ATTRACTS POLLINATORS



LITTLE HENRY SWEETPIRE
Lindera benzoin
DECIDUOUS
HEIGHT: 2-3 ft. SPREAD: 2-3 ft.
BLOOM: LATE SPRING, EARLY SUMMER LONG WHITE FLOWERS
HABITAT CONTRIBUTION: ATTRACTS POLLINATORS



SPICE BUSH
Lindera benzoin
DECIDUOUS
HEIGHT: 6-12 ft. SPREAD: 6-12 ft.
BLOOM: APRIL, WHITE/YELLOW FRAGRANT FLOWERS
HABITAT CONTRIBUTION: ATTRACTS POLLINATORS

PRELIMINARY PLANTING PALETTE – GROUNDCOVERS – ENTRY LEVEL

HERBACEOUS - SUN



BELLINI ORNAMENTAL CHIVE
Allium x 'Bellini'



ROBBIE'S PURPLE WOOD SPURGE
Euphorbia amygdaloides 'Robbie'



ECO RUNNING TAPESTRY FOAMFLOWER
Tiarella cordifolia 'Eco Running Tapestry'



BELLINI MOON SPURGE AND THYME
Allium x 'Bellini'



MOUNTAIN STONECROP
Sedum ternatum



VIVID PINK SPURGE
Euphorbia amygdaloides

HERBACEOUS - SHADE



AVONDALE BLUE WOOD ASTER
Aster cordifolius 'Avondale'



PLANTAIN-LEAVED SEDGE
Carex plantaginea



WREATH GOLDENROD
Solidago caesia



ECO RUNNING TAPESTRY FOAMFLOWER
Tiarella cordifolia 'Eco Running Tapestry'

HERBACEOUS - GROUNDCOVERS



OVERDAM FEATHER REED GRASS
Calamagrostis x acutiflora 'Overdam'



ROBBIE'S PURPLE WOOD SPURGE
Euphorbia amygdaloides 'Robbie'



ST. JOHN'S WORT
Hypericum calycinum 'Fiesta'



AUTUMN MOOR GRASS
Sesleria autumnalis



TARA PRAIRIE DROPS EED
Sporobolus heterolepis 'Tara'



ELIJAH BLUE FESCUE
Festuca glauca 'Elijah Blue'



ORANGE STONECROP
Sedum kamtschaticum



MOUNTAIN STONECROP
Sedum ternatum

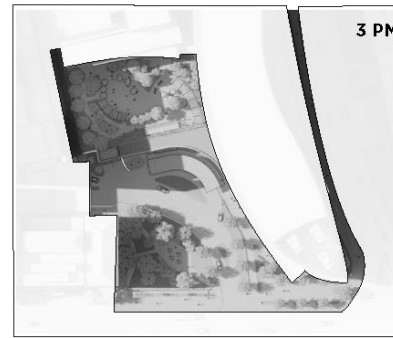


ST. JOHN'S WORT
Hypericum calycinum 'Fiesta'

SUN/SHADE STUDY – OVERALL SITE

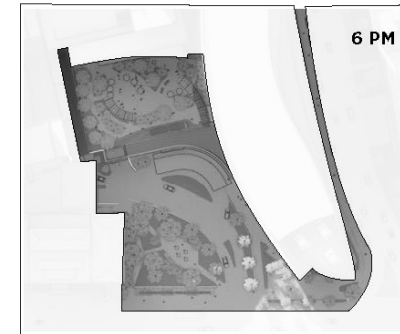
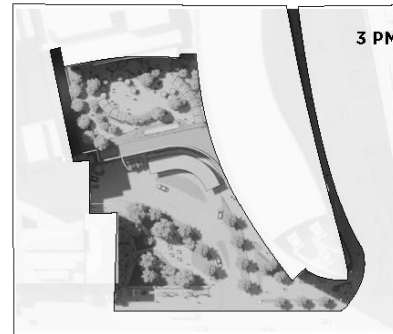
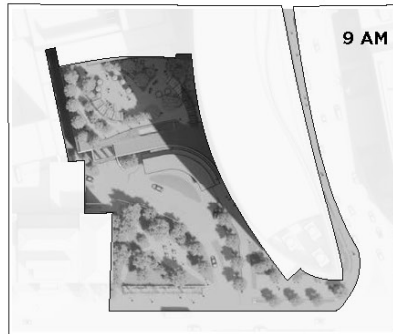
SPRING/FALL EQUINOX

March 20
September 22



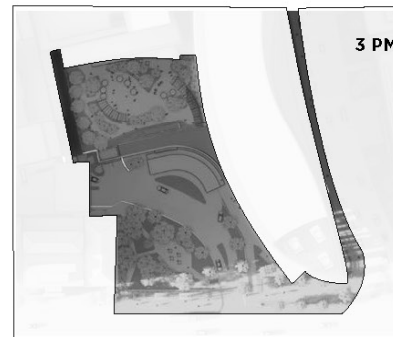
SUMMER SOLSTICE

June 21



WINTER SOLSTICE

December 21



SUN/SHADE STUDY – ROOF TERRACE AT SUMMER SOLSTICE (JUNE 21)



12 PM



2 PM



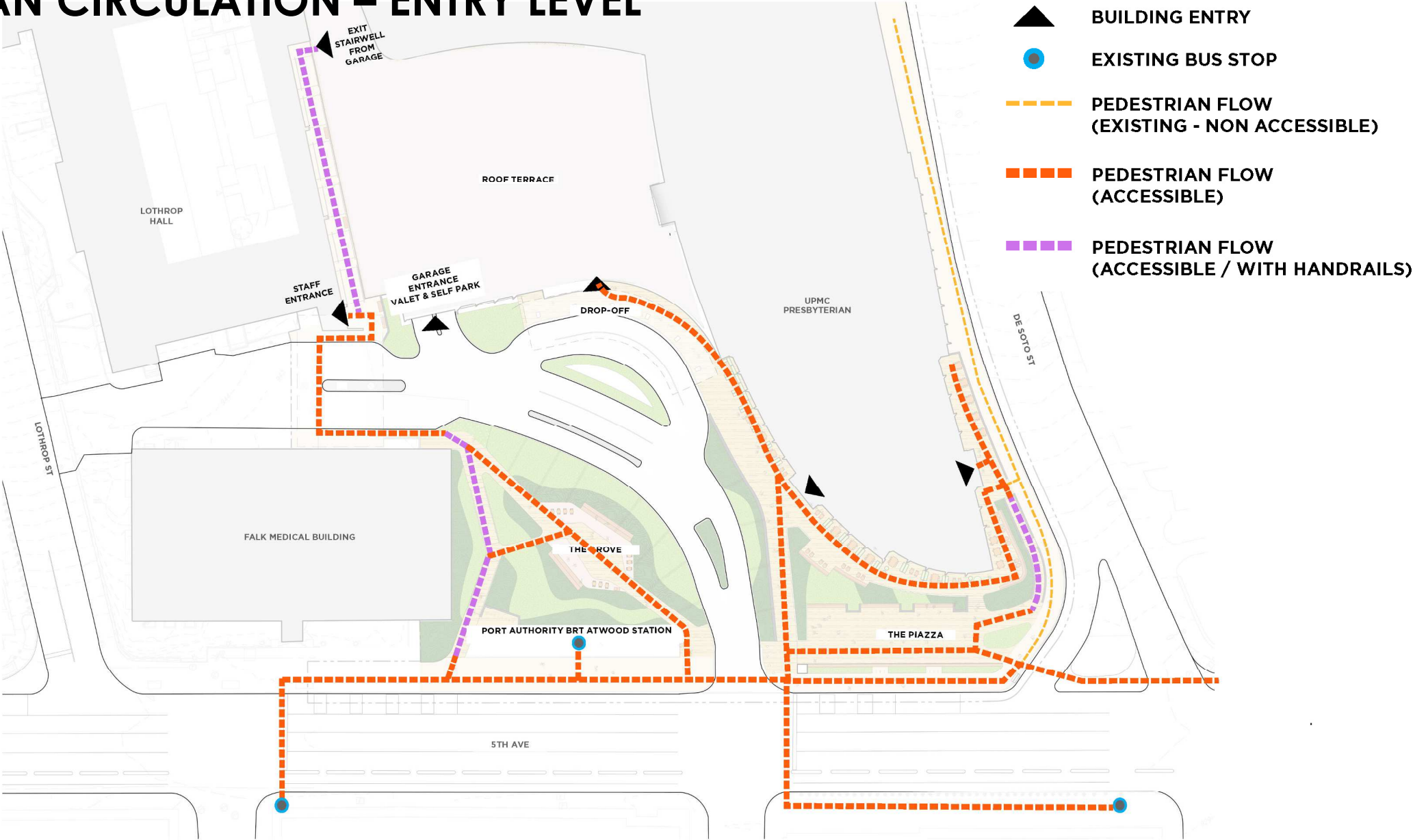
4 PM

- Permanent shade structure over stage
- Permanent shade structure over outdoor dining area
- Strategically placed large shade trees
- Paving Materials comply with LEED heat island reduction requirement

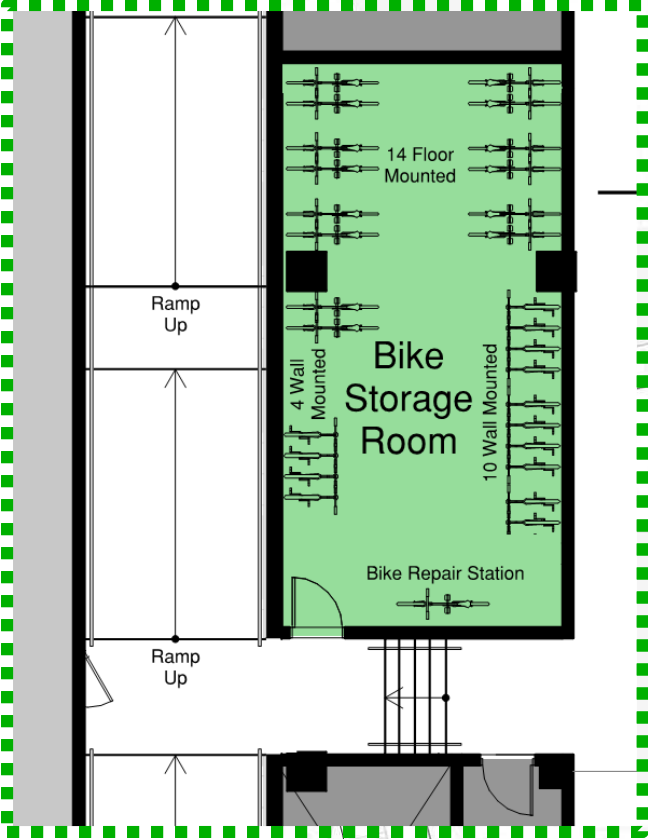
ROOF TERRACE



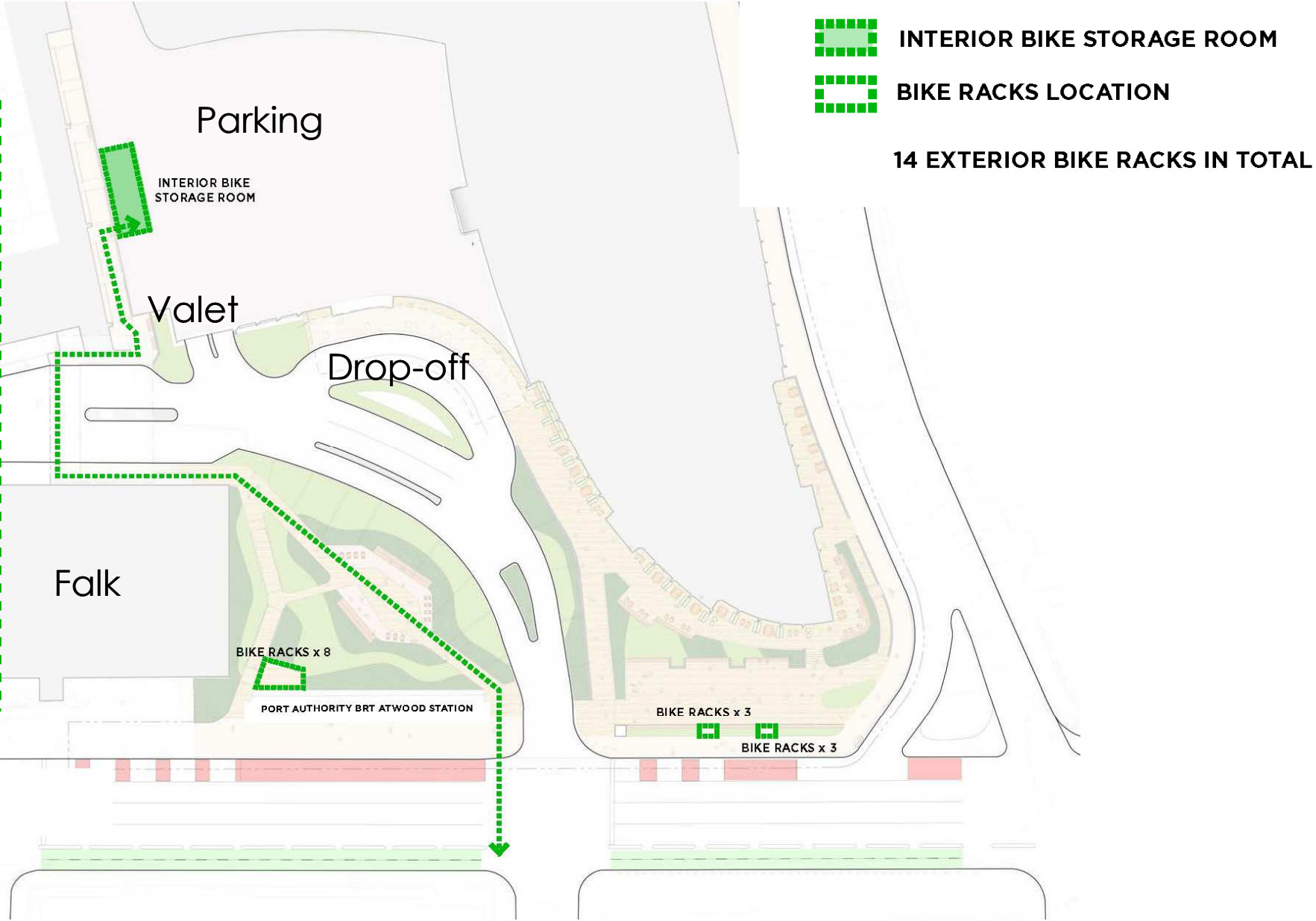
PEDESTRIAN CIRCULATION – ENTRY LEVEL



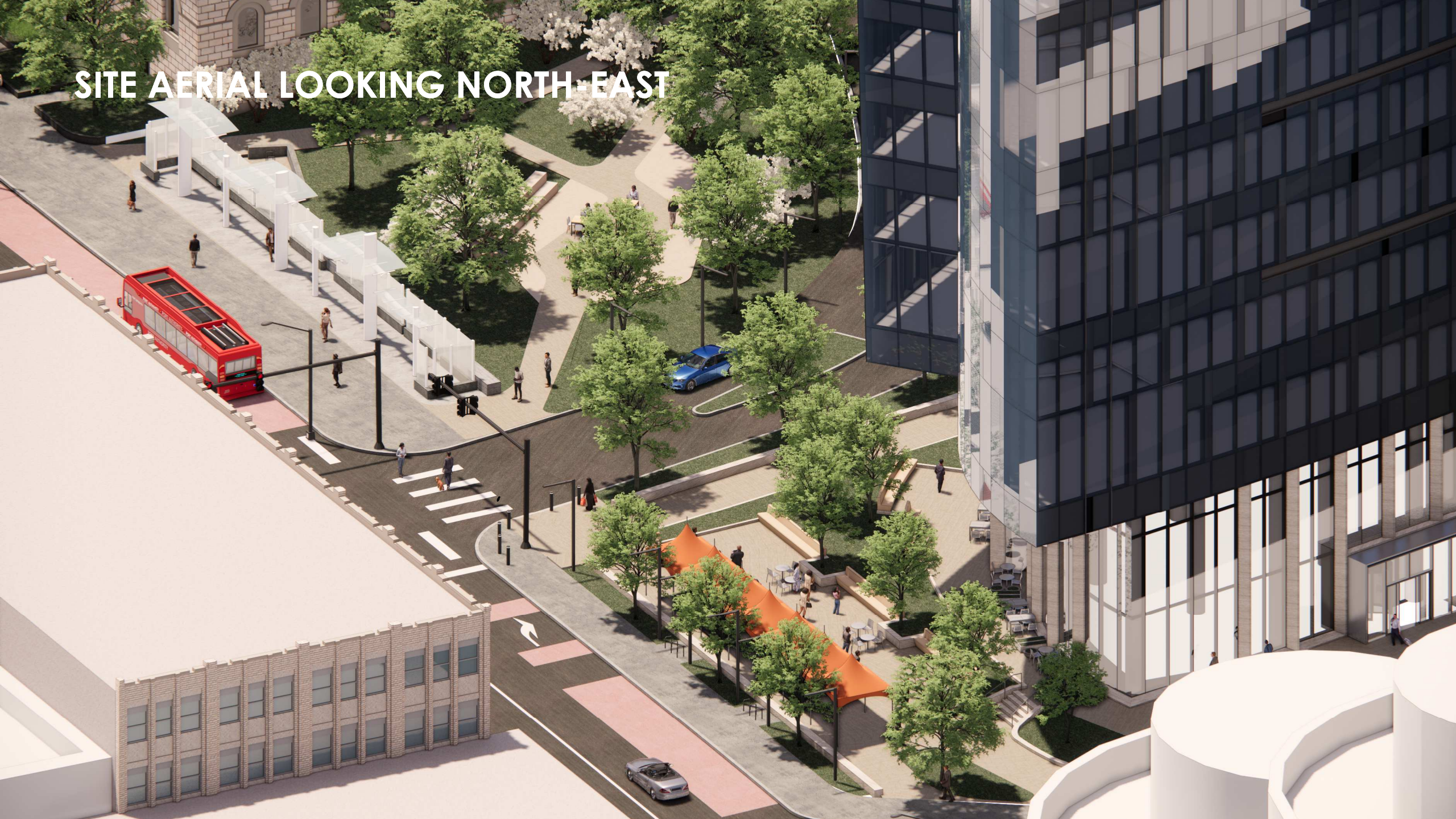
BICYCLE STORAGE



FUTURE BIKE LANES
* FROM BUS RAPID TRANSIT ROADWAY
SIGNAGE & PAVEMENT MARKING PLANS



SITE AERIAL LOOKING NORTH-EAST





Community Engagement

COMMUNITY ENGAGEMENT SUMMARY

Community Engagements

July 13, 2021	Oakland Task Force
July 27, 2021	Schenley Farms Meeting
July 27, 2021	Oakland Business Improvement District
August 31, 2021	Oakland Planning Development District Community Meeting
October 11, 2021	BirdSafe Pittsburgh
November 2, 2021	Intro Meeting w/ Nadine Masagara-Taylor of West Oakland
November 9, 2021	West Oakland Neighborhood Council
November 19, 2021	Tree Pittsburgh
November 30, 2021	OPDC Development Activities Meeting
December 14, 2021	Contextual Design Advisory Panel Meeting

Upcoming Milestones

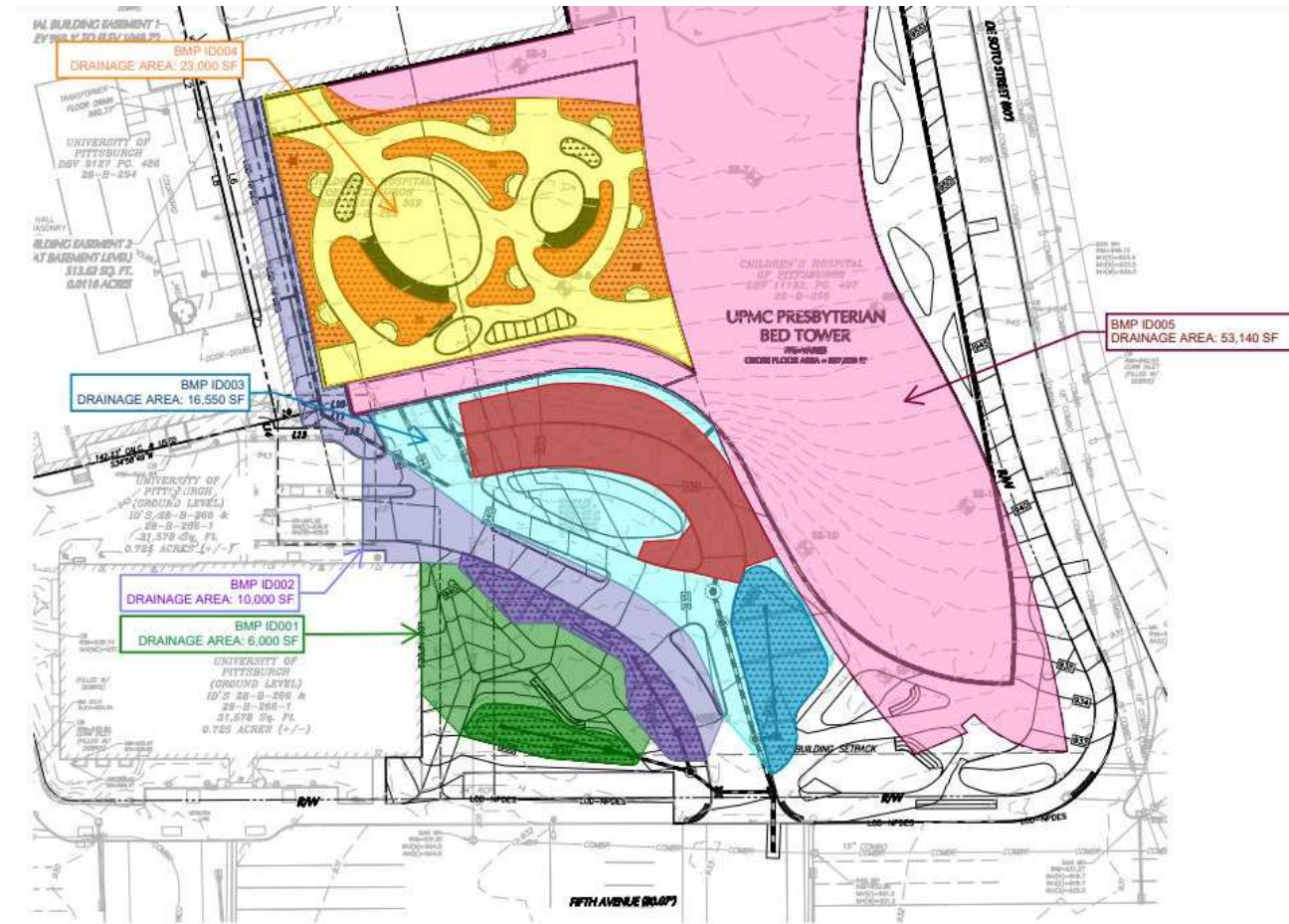
Early March	Planning Commission Briefing
Late March	Planning Commission Hearing



Performance Targets

Performance Targets Meetings

- **Meeting #1** = August 20, 2021
- **Meeting #2** = October 13, 2021
- **Meeting #3** = December 10, 2021
- Stormwater management plan has been reviewed and **approved by DCP** in October 2021
 - Site will use a mix of the following to effectively manage stormwater
 - Bio-Retention / Rain Gardens
 - Intensive Green Roofs on Structure
 - Below grade gravel release structure
 - Reduction of run off **5,300 cu.ft.** (40,000 gallons)
 - Stormwater release rates **reduced** from 1 year up **to 100 year event**
- Project team is targeting **LEED Silver** Certification
- Project Team is targeting **75% diversion** of on-site construction waste



Energy Usage Intensity & Water Usage Intensity

- Project team is targeting **45% reduction** of energy use from the baseline

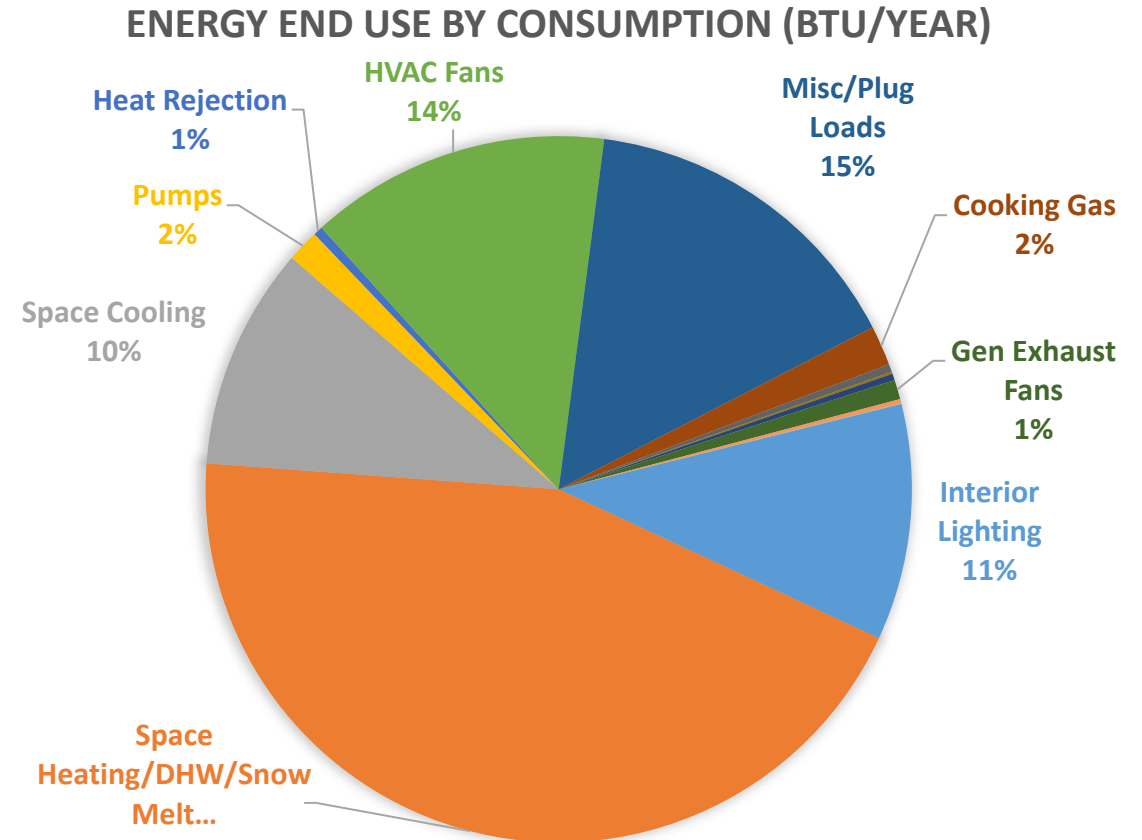
Hospital Tower EUI – 227 kBtu/sf/yr

Parking Garage EUI – 6.4 kBtu/sf/yr

Composite EUI – 180 kBtu/sf/yr

- N+1 Systems + “Pandemic Mode” have been incorporated for added resiliency
- Project team is targeting **26% reduction** of water use from the baseline

Targeting WUI of 47 gallons / sf





Diversity, Equity, Inclusion

Diversity, Equity, Inclusion Council (DEIC)

UPMC has structured a Diversity, Equity & Inclusion effort that expands the boundaries of **Enterprise Spending**, **Workforce Development**, and **Community Engagement**. While all of these are spaces in which UPMC has invested much energy, the UPMC Presbyterian initiative provides a special opportunity to expand these efforts. The work is designed to be replicable scalable, and sustainable with the infrastructure required to support meaningful and long-term commitment.

Enterprise Initiatives

- Contractual Requirements for **Diverse Spend (15%)**
- **Targeted Bid Packages** for diverse businesses
- Focus on **Partnerships with Diverse Vendors** with Mentor-Protegee Priority
- **Expanding the List of Qualified Vendors** by implementing a graduated Qualification system for New Vendors and Expanding the Solicitation Area for Vendors in Under Supported Categories
- **Flexible Contracts and Payment Structure** for Diverse Businesses

Workforce Initiatives

- **12% Minority Workforce Target**
- **6.9% Women Workforce Target**
- Voluntary Veteran, Disabled Veteran, Disabled, and LGBTQ+ Workforce Tracking
- Residency Workforce Tracking

Community Initiatives

- Provide and **Facilitate Long-term Education, Training, and Career Building** Resources
- Support Diverse **Local Businesses**
- Support **Neighborhood and Social Programs**

Community Contributions

- ***UPMC contributed \$1.7 Billion in Community Benefits in fiscal year 2020 — more than any other health system in Pennsylvania***
 - \$509 million to make care more accessible for the most vulnerable residents in our communities, including \$121 million in free or discounted care to 20,000 patients.
 - \$558 million for community health and wellness programs and charitable contributions.
 - \$599 million for medical research and education, advancing breakthrough treatments and cures while training the next generation of clinicians. UPMC funds more than half of all hospital-funded research in Pennsylvania.
- ***UPMC cares for a disproportionate number of high-need patients throughout all the regions it serves, bringing resources within reach.***
 - 8 out of 10 substance use patients in Allegheny County.
- ***As the Commonwealth's largest non-governmental employer, UPMC supports more than one in four hospital jobs in Pennsylvania, and paid \$919 million in federal, state and local taxes last year.***

Caring for the Community

Providing Care for the Region

UPMC Presbyterian Shadyside



In Fiscal Year 2020, UPMC Presbyterian Shadyside contributed \$657.6 million in community benefits and dedicated \$159.2 million of that amount to care for those without means to pay.

UPMC Western Psychiatric Hospital



In Fiscal Year 2020, UPMC Western Psychiatric Hospital contributed \$58.3 million in community benefits and dedicated \$16.7 million of that amount to care for those without means to pay.

Supporting Programs that Enhance the Health of the Community

Many of these programs address health priorities identified in UPMC Presbyterian Shadyside's and UPMC Western Psychiatric Hospital's Community Health Needs Assessment.

Fueling the Region's Economy

UPMC Presbyterian Shadyside's annual economic impact to the region is \$4.7 billion.

Community Engagement in Oakland

Affordable Housing

- **Second Avenue Commons (formerly know as Project Cares)**
 - Second Avenue Commons is a sanctuary and support facility for people experiencing homelessness in downtown Pittsburgh.
 - Led by PNC, this project is currently being constructed on 2nd Avenue near the Allegheny County Jail and being funded by a number of Western Pa companies and organizations.
 - UPMC is contributing \$6M in clinical care toward the project.
- **Presbyterian Senior Care LGBTQ Affordable Housing**
 - Near Forbes & Craft, UPMC has provided a no-cost ground lease for a \$2M parcel of land to enable this project.
 - This project is designed to enhance safe and affordable housing to the members of the LGBTQ Senior Community.
 - This new community will be the first of its kind in Western Pennsylvania and one of a very few in the nation.

Community Engagement in Oakland

Oakland Land Trust

- *In partnership with the Oakland Planning and Development Corporation for the Oakland Community Land Trust initiative, UPMC has helped fund loans and promoted homes for sale through their internal channels to help build residential growth and promote affordable homeownership in the Oakland community.*
- *The Oakland Community Land Trust provides for inclusive and equitable development, community empowerment, and neighborhood stability for the community of Oakland and surrounding areas.*
- *UPMC has loaned or was the guarantor to OPDC for \$862,000 for affordable housing in Oakland over the past ten (10) years.*

Community Engagement in Oakland

CHS Oakland Food Pantry / Peoples Oakland

- ***Over the past 11 years, UPMC has raised over \$600,000 in donations from their Annual UPMC Presbyterian Shadyside Golf Outing, which mostly benefited Community Human Services Oakland Food Pantry and Peoples Oakland***
 - *In 2020-2021, CHS Oakland Food Pantry, located at 370 Lawn Street in Oakland, distributed over 250 tons of fresh produce, meat & dairy, and healthy canned goods, and serves an average of 850 families each month.*
 - *Peoples Oakland is located at the corner of Bates and Zulema Streets in Oakland. They serve over 200 members with chronic mental illness throughout Allegheny County by providing Counseling & Therapeutic Support, Social & Recreational Services, Nutrition & Fitness Services, and Employment Services.*

Community Engagement in Oakland

Argyle Studio

- **Argyle Studio is a pop-up retail facility where a variety of vendors can pay a small fee to participate without sacrificing a portion of their sales.**
 - Argyle Studio provides an affordable premium retail access location for vendors. Vendors can choose to be in the store for one month or become an anchor vendor and stay for three months. The plan is to rotate fresh vendors into the shop throughout the duration of the pop-up.
- **The concept for Argyle Studio came from the Oakland Business Improvement District, with support from InnovatePGH, the Redevelopment Authority of Allegheny County Community Infrastructure & Tourism Fund, the City of Pittsburgh and the Urban Redevelopment Authority. UPMC, another project partner, provided the storefront.**
 - UPMC has donated this retail space (rent free) to support this initiative.



Public Art

Exterior Locations



Ned Kahn

Fifth Ave and DeSoto Façades



Stacy Levy

Garden

Interior Public Places

Martha Jackson Jarvis

And Jackson Jarvis Studio
Inpatient Lobby



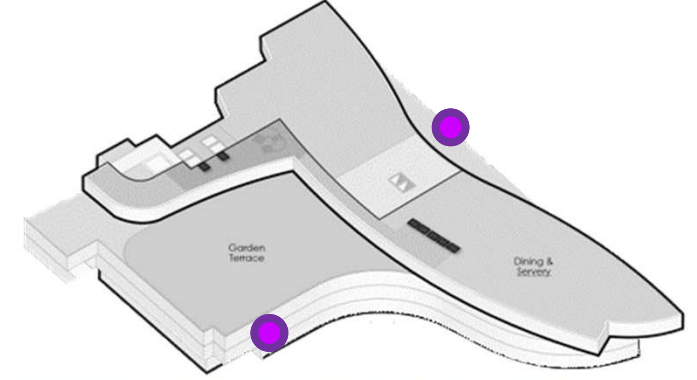
Norie Sato

Spiritual Center

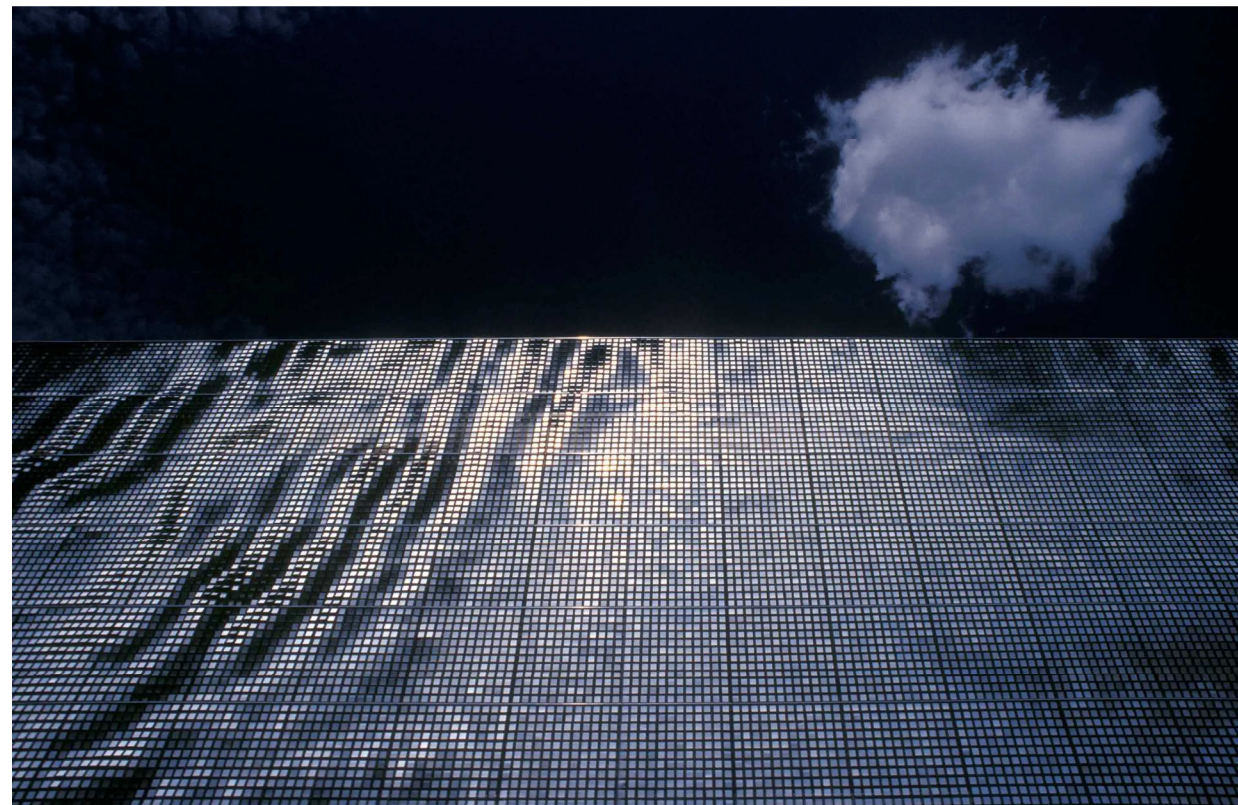
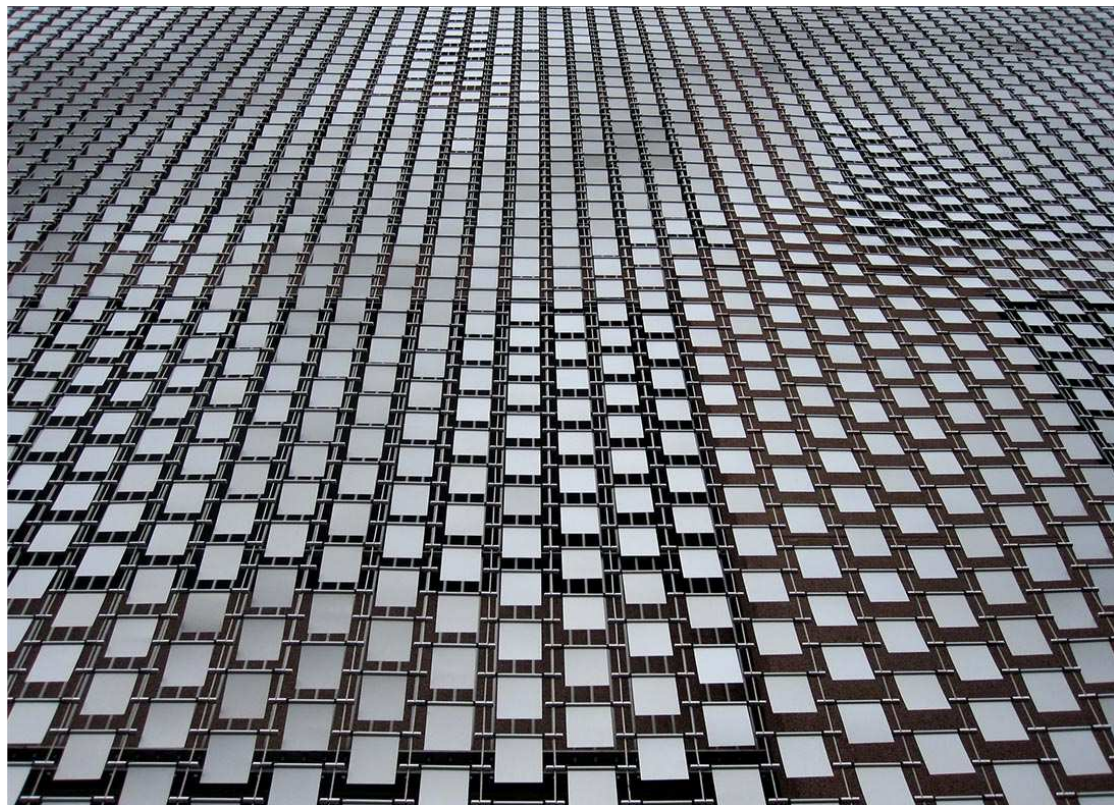


Erwin Redl

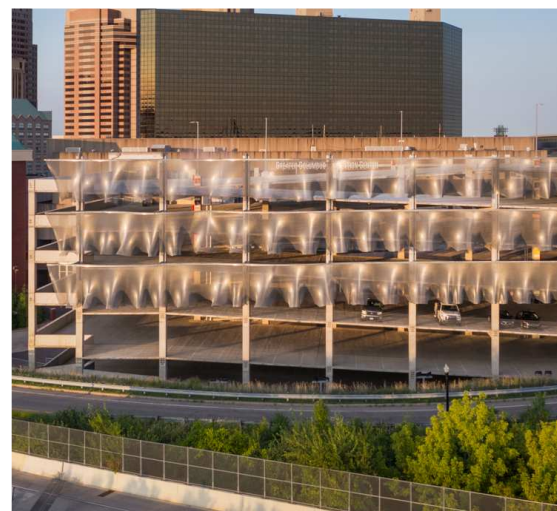
Lifestyle Village



Fifth Ave and DeSoto Street Facades



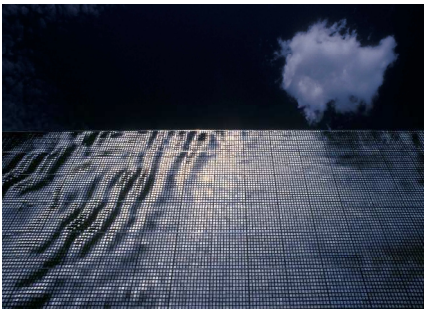
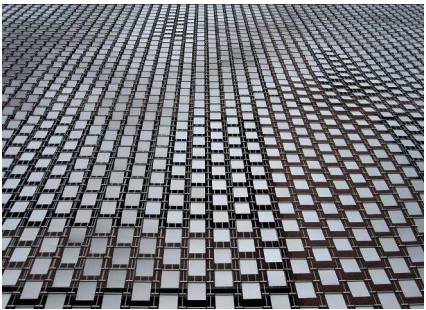
**NED KAHN: Wind Activated,
Kinetic Façade Sculpture**



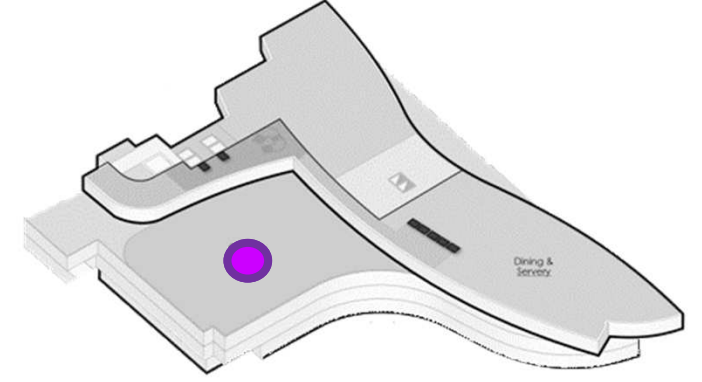


<https://vimeo.com/51336804>

Ned Kahn



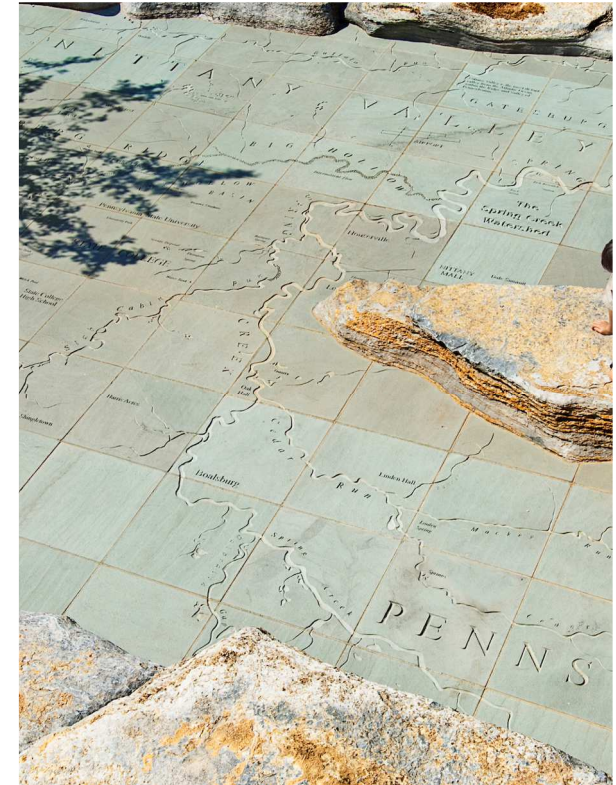
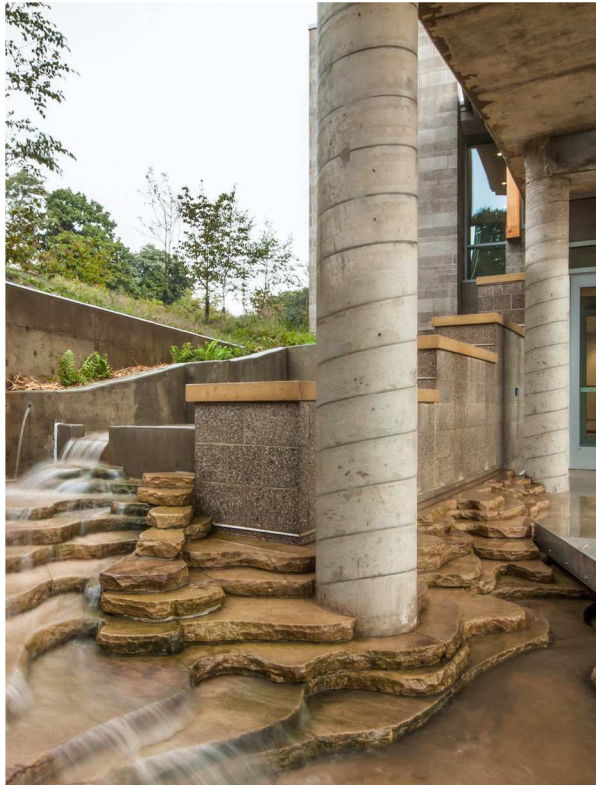
De Soto Street looking south



Garden



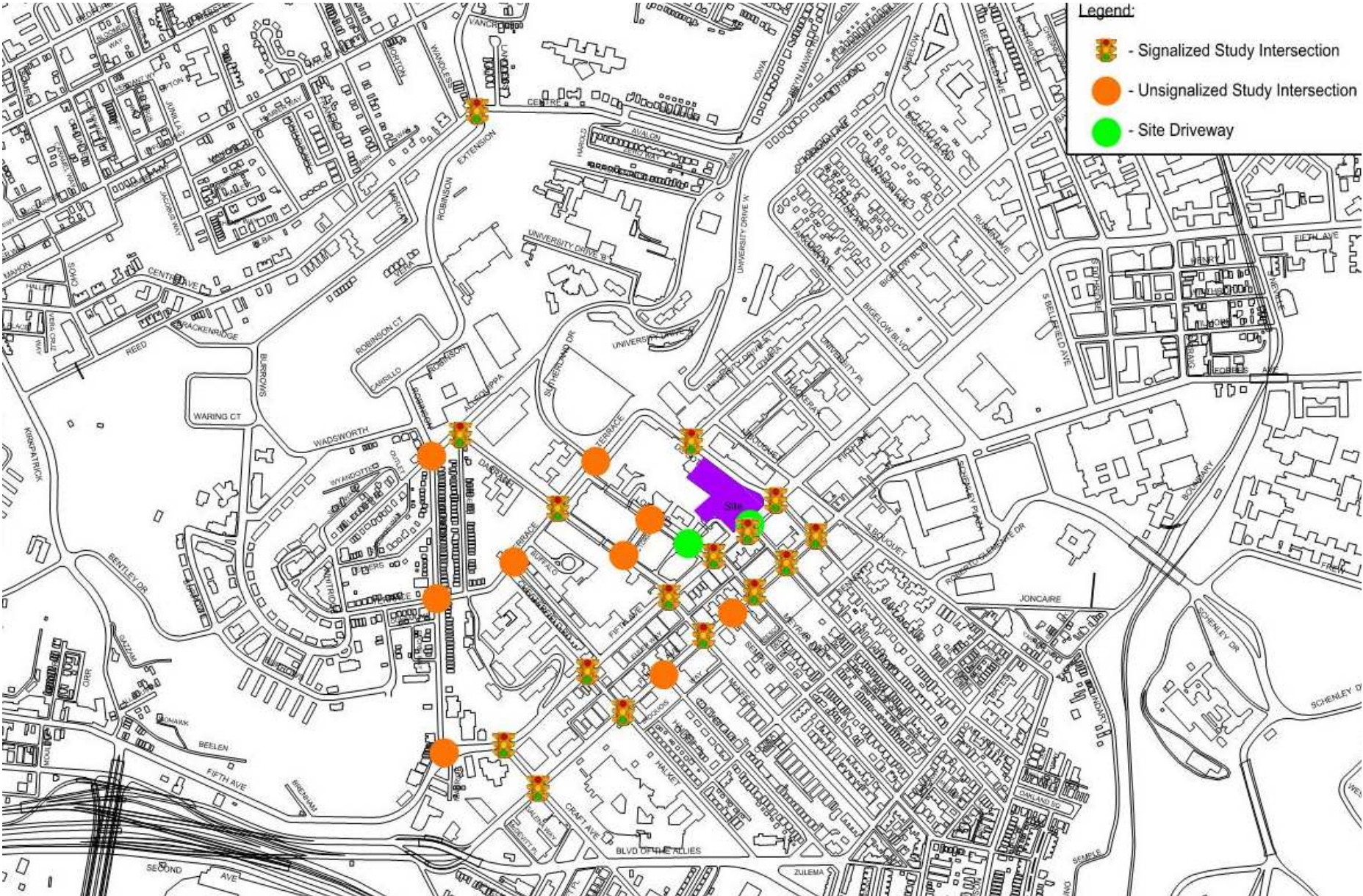
STACY LEVY: Hardscape Design Features Referencing Nature



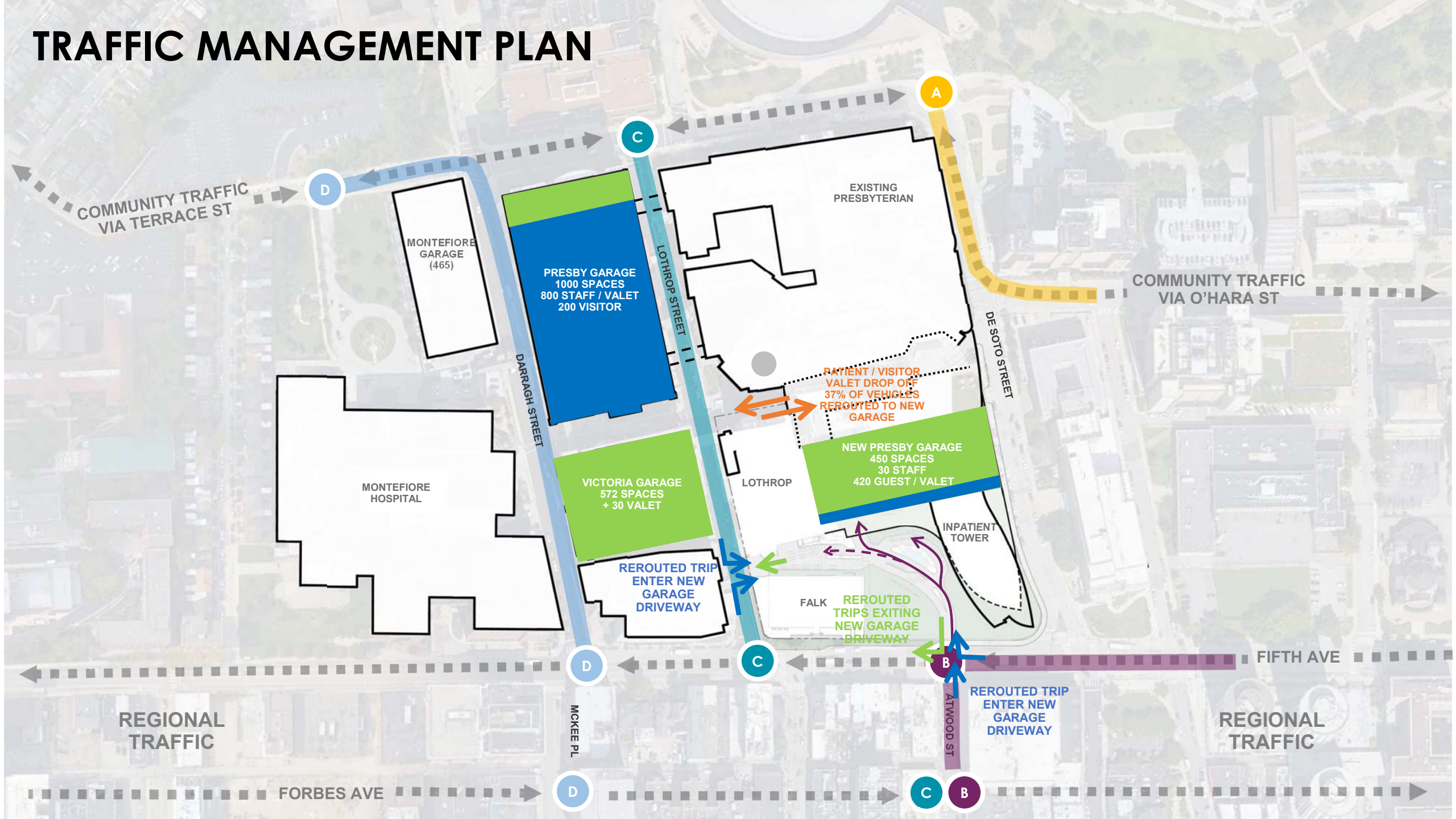


Transportation & Parking Analysis

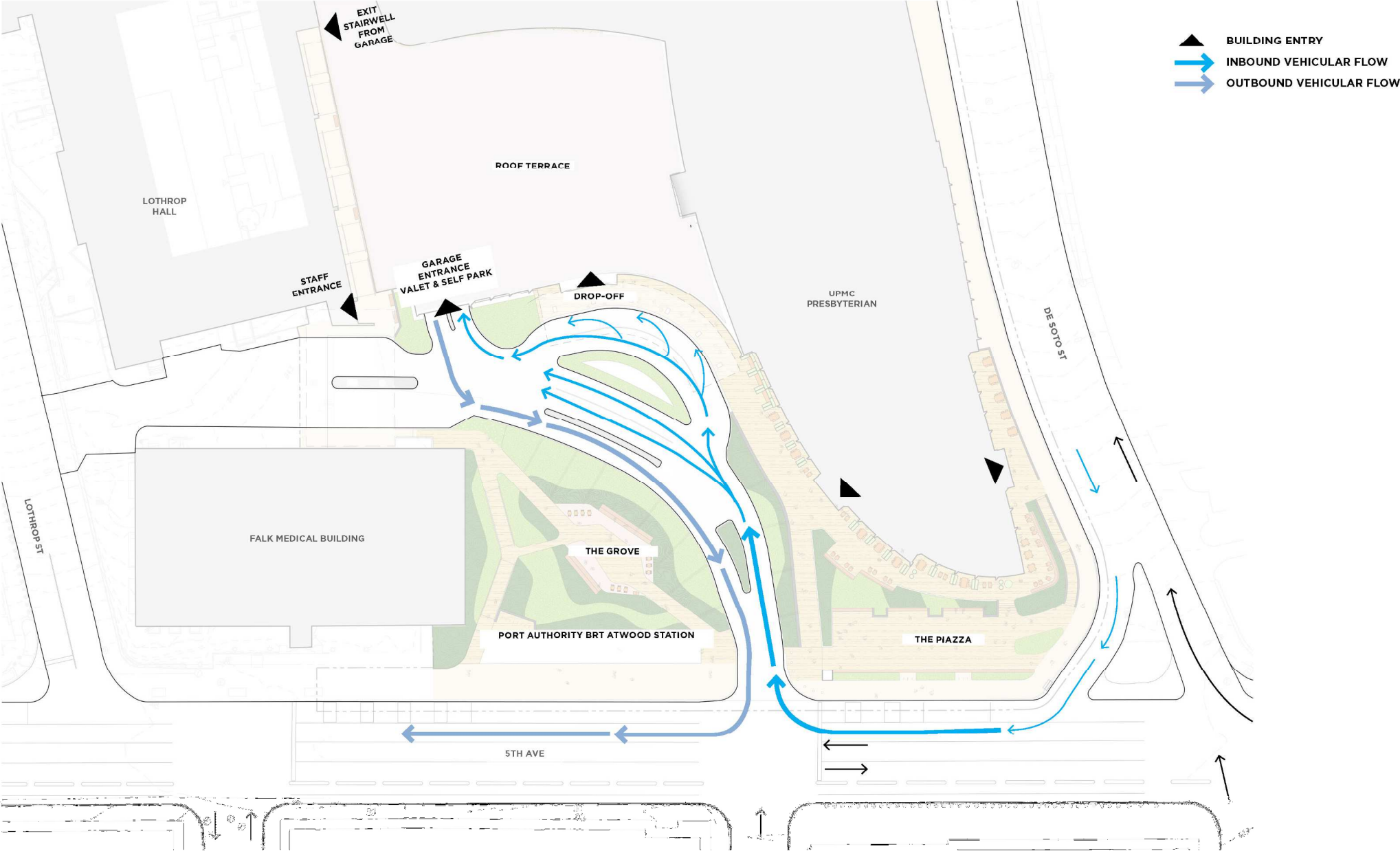
TRAFFIC MANAGEMENT PLAN



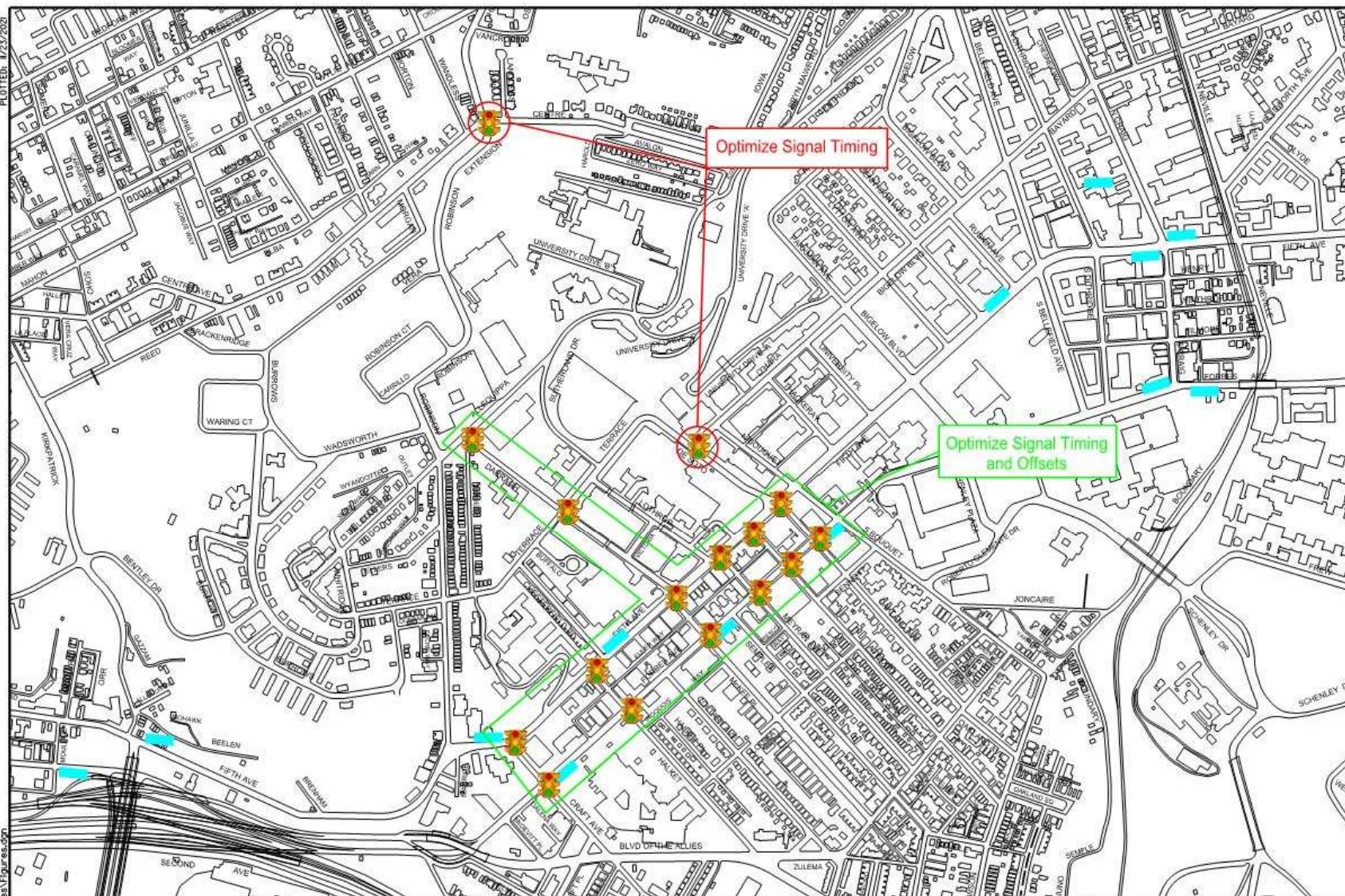
TRAFFIC MANAGEMENT PLAN



VEHICULAR MOVEMENTS



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Legend:

— - Future Location of BRT Station



SCALE: N.T.S.

Trans
ASSOCIATES

Small Firm Client Experience, Big Firm Capabilities

4955 Steubenville Pike, Twin Towers Suite 400
Pittsburgh, Pennsylvania 15205, 412-490-0630

PROJECT NO. UPMCC00-18076
PROJECT: UPMC Presbyterian
TITLE: Recommended Mitigation

FIGURE

4

D.B. AMK
C.B. CAJ
REV. 2021-11-23

TDM Strategies for Employees

- UPMC will create a TDM Coordinator position to manage TDM strategies and initiatives.
- UPMC is a title sponsor of Walk Pittsburgh.
- UPMC participates in the regional Commute Info carpooling/vanpooling matching program.
- UPMC provides preferred parking locations and reduced pricing for carpools and vanpools.
- Pretax transit benefits for employees using payroll deduction Port Authority bus pass are available.
- UPMC provides secure bicycle parking with repair stations and equipment.
- Electric Vehicle (EV) charging stations are installed in most of UPMC's garages and lots.
- UPMC holds annual transportation fairs at various UPMC Hospitals and work locations.
- UPMC is currently evaluating a Scoop rideshare program in detail.
- UPMC is currently evaluating a program of Uber service for business, for last mile connections between UPMC campuses and UPMC off-site employee parking facilities.
- UPMC is in the early stages of exploring a program of employee transit passes with the Port Authority of Allegheny County.

TDM Strategies for Patients and Visitors

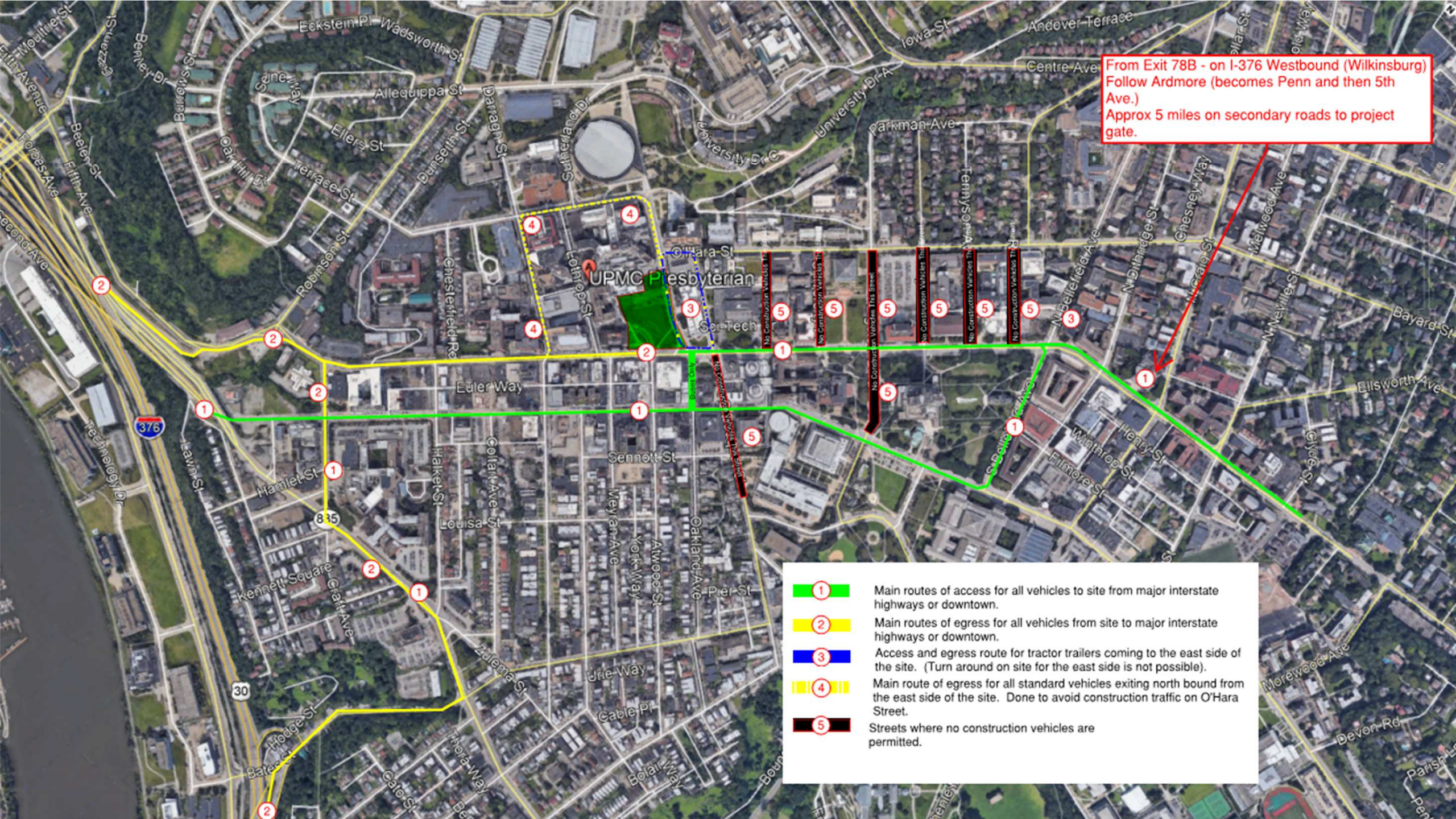
Patients, visitors, and the general public could take advantage of TDM initiatives that could include:

- Bicycle storage facilities.
- Easily accessible Uber/Lyft pick-up/drop-off locations.
- Last-mile transit connections.
- Evaluate offering coordinated Uber service to bring local patients from home to UPMC Presbyterian (direct door-to-door contract).
- Include information on public transit, bicycling, pedestrian paths, and car share stations on the UPMC Presbyterian website(s), and provide this information and links to UPMC physician offices for use by their patients.
- Plan deployment of real-time transit and rideshare information screens in the main lobby of UPMC Presbyterian to allow both patients/visitors and employees to see their options before they leave the facility.

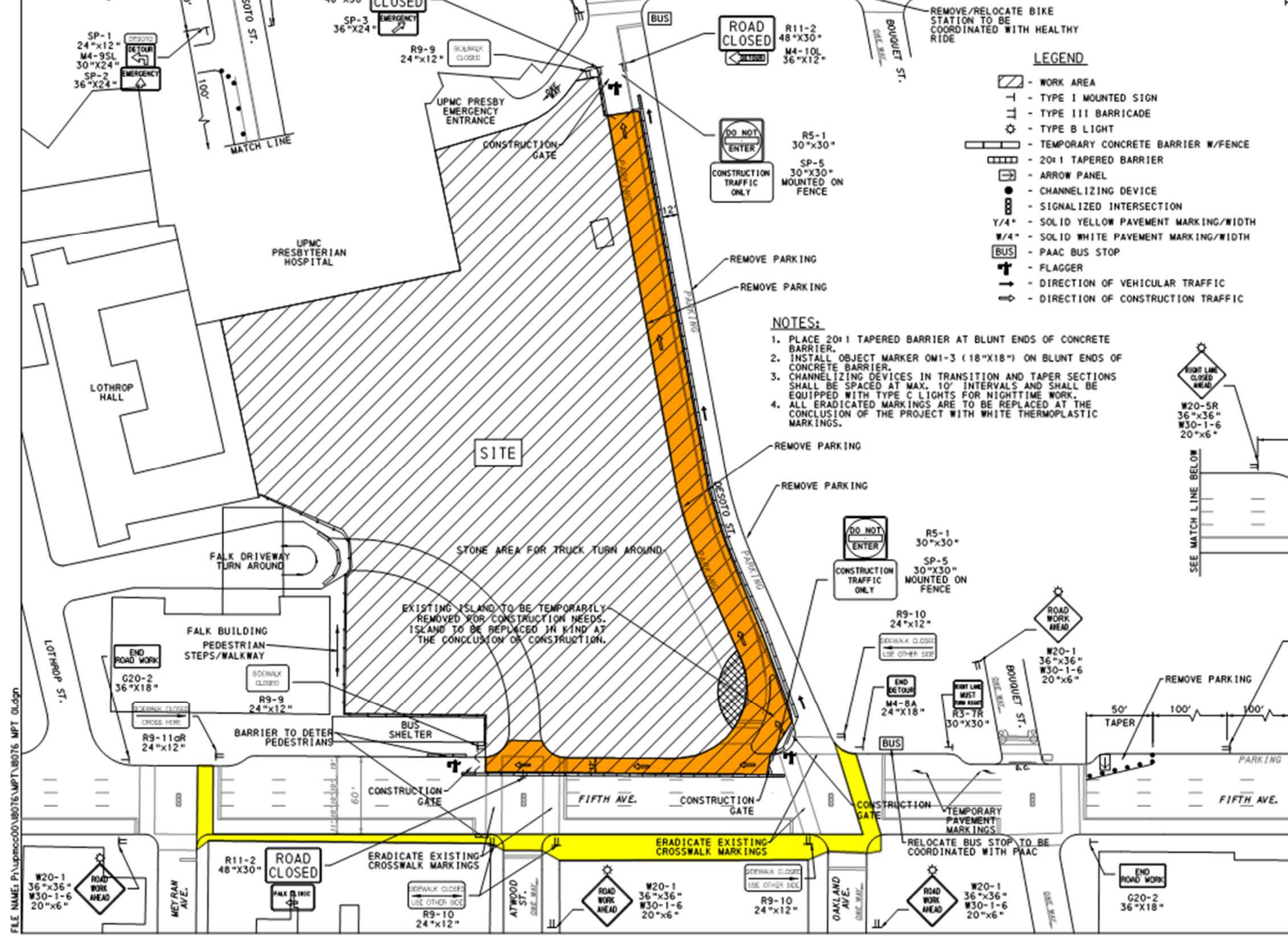


Construction Management Plan

From Exit 78B - on I-376 Westbound (Wilkinsburg)
Follow Ardmore (becomes Penn and then 5th Ave.)
Approx 5 miles on secondary roads to project gate.



- 1 Main routes of access for all vehicles to site from major interstate highways or downtown.
- 2 Main routes of egress for all vehicles from site to major interstate highways or downtown.
- 3 Access and egress route for tractor trailers coming to the east side of the site. (Turn around on site for the east side is not possible).
- 4 Main route of egress for all standard vehicles exiting north bound from the east side of the site. Done to avoid construction traffic on O'Hara Street.
- 5 Streets where no construction vehicles are permitted.



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UPMC
LIFE CHANGING MEDICINE

Thank You!

